

**TEXAS  
PARKS &  
WILDLIFE**

**Pre-Proposal Conference  
May 15, 2024, 10:00 AM**

**Project No. 1211534  
Gathering Lodge and Bunkhouses  
Gus Engeling WMA, Tennessee Colony, Texas  
Request for Competitive Sealed Proposals**

Everyone will be on mute. Use the chat box for questions

04:42

**WELCOME EVERYONE AND THANK YOU FOR JOINING US TODAY FOR THE PRE-PROPOSAL CONFERENCE FOR PROJECT 1211534 – GATHERING LODGE AND BUNKHOUSES AT GUS ENGELING WILDLIFE MANAGEMENT AREA IN TENNESSEE COLONY, TEXAS**

For this meeting guests’ video and microphone capabilities turned off.

Chat function is available if you would like to ask questions. We will monitor and answer your questions as best we can. Questions which are project specific will need to be submitted in the eBuilder bid portal Q&A section.

# Project Team

- ▶ Megan Weinzierl, MWM Design Group
- ▶ Christy Seals, TPWD Infrastructure Design Project Manager
- ▶ Mitchell Gibson, TPWD Infrastructure Construction Project Manager
- ▶ Dennis Gissell, TPWD Wildlife Management Area Facilities Coord.
- ▶ Jeff Gunnels, TPWD Gus Engeling WMA Site Manager
- ▶ Nicole Chupka, TPWD Contract Manager
- ▶ Lydia Reynolds, TPWD Contract Developer

This is not a mandatory meeting, attendance at this meeting will not be published.



**This is a partial list of the project team.**

**Today we have the following project team members with us...**

**My name is Lydia Reynolds, I am a contract manager and your point of contact DURING solicitation up to award.**

**Project Overview**

Megan Weinzierl  
of  
MWM DesignGroup

Scope of Work  
Review of Plans  
Review of Specifications

**PROJECT MANUAL  
FOR  
TEXAS PARKS AND WILDLIFE  
INFRASTRUCTURE DIVISION  
GUS ENGELING WMA  
GATHERING LODGE & BUNKHOUSES  
TENNESSEE COLONY, TEXAS  
ANDERSON COUNTY  
TPWD#: 1211534**

**OWNER/CONSTRUCTION MANAGER:** TEXAS PARKS & WILDLIFE DEPARTMENT  
INFRASTRUCTURE DIVISION  
4200 Smith School Road  
Austin, Texas 78744-3292

**ARCHITECT:** MWM DesignGroup  
9001 N. IH-35 | Suite 102  
Austin, Texas 78753  
512-453-0767 voice  
Project Manager: Megan Weinzierl AIA, PMP, LEED AP  
Project Architect: Owen Harrod PhD, AIA, LEED AP; owen.harrod@mwmdbg.com

**MEP ENGINEER:** SW ASSOCIATES CONSULTING ENGINEERS, INC.  
5429 Lyndon B. Johnson Fwy, Suite 300 - LB 129  
Dallas, Texas 75240  
Contact: Mark Stringer; mark.stringer@swaengineers.com

**CIVIL ENGINEER:** CLICK ENGINEERING, INC.  
2218 Bryan Street, Suite 150  
Dallas, Texas 75201  
214.871.2302 voice  
Contact: Matt Cain; mcain@clickeng.com

**STRUCTURAL ENGINEER:** CLICK ENGINEERING, INC.  
2218 Bryan Street, Suite 150  
Dallas, Texas 75201  
214.871.2302 voice  
Contact: Jacob Click; jclick@clickeng.com

**DATE:** 3 April 2024

Christy Seals 4/16/2024 4:56:29 PM

**TEXAS  
PARKS &  
WILDLIFE**

**RELEASED  
FOR  
SOLICITATION**

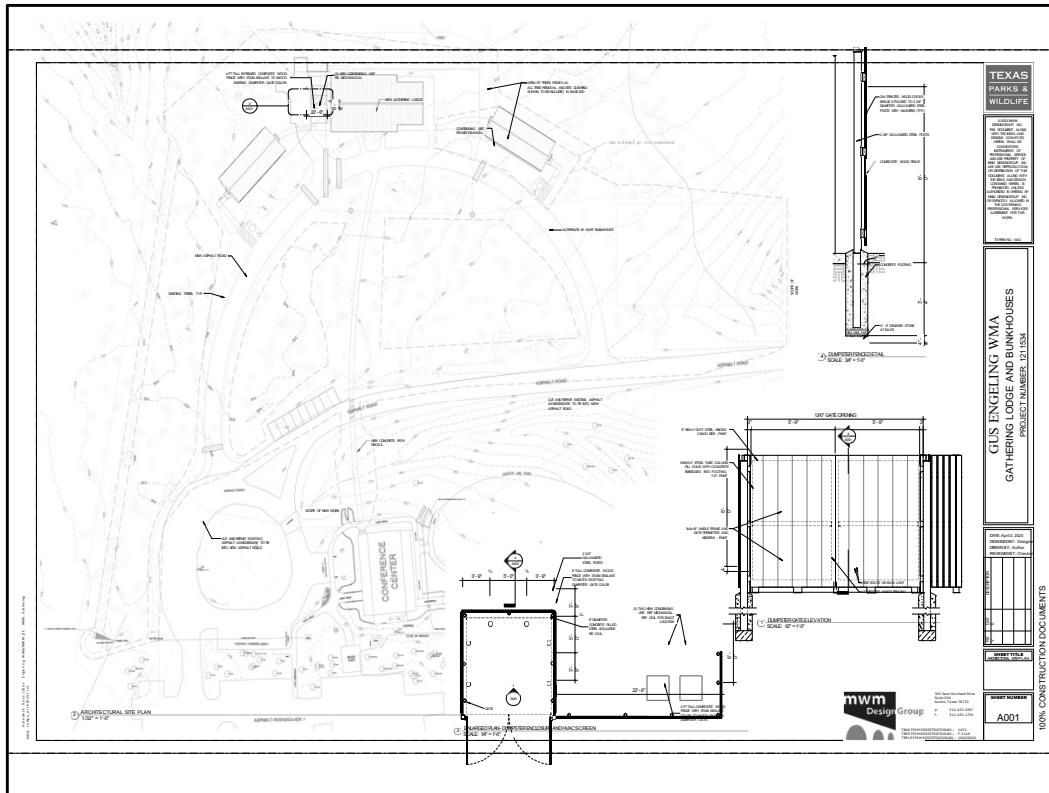
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INFRASTRUCTURE  
DIVISION

At this time, I would like to invite Megan Weinzierl of MWM Design Group to provide us with an overview of the project. I will stop sharing my screen and you can begin your presentation.

Megan Weinzierl to present Scope of Work, Review of Plans, Review of Specifications.

Thank you very much, we appreciate your time and this overview of the project. As a reminder, if anyone has questions regarding the specifications or drawings, post those in the eBuilder Bid Portal Q&A log prior to 5pm Wednesday, May 22, 2024.



Megan Weinzierl, MWM Design Group:

Good morning everyone thank you for having me I'm gonna speak for just a few minutes about the scope.

On screen is vertical improvements on the project.

Single story Gathering Lodge in the center of the property flanked by a West Bunkhouse and East Bunkhouse.

As noted on the coversheet, East Bunkhouse is Add Alternate 1.

Base Bid is Gathering Lodge and West Bunkhouse.

All buildings are slab on grade construction with HSS columns, some wood columns, wood trusses, wood purlins and metal roof.

Also utilizing 2x4 framing and composite hardi-board or similar style siding.

Look and feel of the buildings are to match the existing buildings on-site.

Exciting project for GEWMA bringing much needed functions and expansion for their programs hosted onsite.

Extension of utility lines to support these spaces, Trinity Valley Electrical Co providing transformer which will power the new buildings.

Also, paving improvements, including circle drive, pedestrian walkway connecting to existing conference center to the south, parking improvements and additional hardscape connecting the buildings.





Architectural drawings for the Gus Engling WMA Gathering Lodge and Bunkhouses. The drawings include:

- Elevation 1 (Top Left):** Side elevation of the lodge with a gabled roof and a chimney. Scale: 1/4" = 1'-0".
- Elevation 2 (Top Right):** Front elevation of the lodge showing two large doors and a chimney. Scale: 1/4" = 1'-0".
- Section 1 (Middle Left):** Longitudinal section through the lodge showing the roof structure, interior walls, and a chimney. Scale: 1/4" = 1'-0".
- Section 2 (Bottom):** Longitudinal section through the bunkhouse area, showing the roof, interior walls, and a chimney. Scale: 1/4" = 1'-0".

**REVISIONS**

NO.	DATE	DESCRIPTION
1	01/15/14	ISSUED FOR PERMIT
2	01/15/14	ISSUED FOR PERMIT
3	01/15/14	ISSUED FOR PERMIT
4	01/15/14	ISSUED FOR PERMIT
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**TEXAS PARKS & WILDLIFE**

**GUS ENGLING WMA**  
GATHERING LODGE AND BUNKHOUSES  
PROJECT NUMBER: 2211304

**100% CONSTRUCTION DOCUMENTS**

**mw Design Group**

300 West 11th Street  
Austin, Texas 78701  
Tel: 512.476.1000  
Fax: 512.476.1001  
www.mwdesigngroup.com

**DATE**  
01/15/14

**SCALE**  
A201

# SOLICITATION MILESTONES



## Site Visits by Appointment

Week of May 13-17, 2024



## Deadline to Submit Questions

5 PM, Wednesday, May 22, 2024



## Issuance of Q & A Addendum

On or Before, Wednesday, May 29, 2024



## Proposals Due

2 PM, Tuesday, June 18, 2024



## Virtual Public Opening

3 PM, Tuesday, June 18, 2024

### Important dates to remember!

- Site Visits are by appointment, please call Gus Engeling WMA at 903-928-2251.
- Questions must be submitted in the eBuilder Q&A section, before 5pm May 22nd.
- Responses to questions should be posted in the eBuilder Q&A section by May 29<sup>th</sup>, **IF the solicitation documents are changed in any way**, addenda will also be posted in the eBuilder bid portal. Respondents are required to review and acknowledge the addenda in eBuilder prior to submission of proposal.
- June 18th, 2:00 pm, bid portal closes... submit your bid response and required documents well before the 2pm deadline.
- June 18<sup>th</sup>, 3:00 pm, the virtual bid opening will be at 3pm, to attend use the link shown in the solicitation documents.



# COMMUNICATION

**Single Point of Contact** during the solicitation and award period:

Lydia Reynolds, Contract Manager

lydia.reynolds@tpwd.texas.gov

**PROHIBITED COMMUNICATIONS:** Attendees are reminded that questions will not be answered during this meeting. TPWD representatives will not answer questions or discuss contents of the solicitation with any potential bidder or their representative. Failure to observe this restriction may disqualify bidder. Attempts to ask questions by phone or in person will not be allowed or recognized as valid.

**Questions** should be submitted in the eBuilder Q&A Portal by **5:00 PM (CT), May 22<sup>nd</sup>**.

During the solicitation and award phase, I will be your contact for questions or concerns.

The only exception is regarding your HUB Subcontracting Plan. All questions need to be directed to HUB.

Oral instructions, clarifications, or answers to questions are NOT binding.

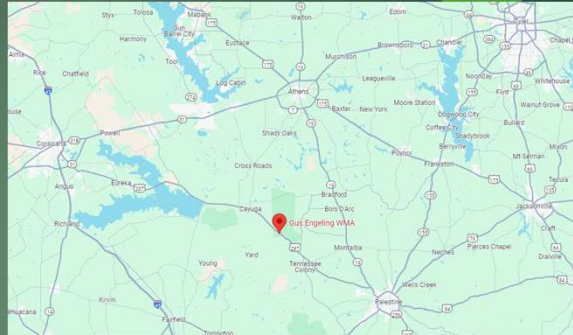
Failure to adhere to this communication requirement could subject your bid submission to disqualification.

# SITE VISITS BY APPOINTMENT

**Gus Engeling WMA**  
16149 North US Hwy 287  
Tennessee Colony, Texas

**Hosted by:**  
**Jeff Gunnels, Project Leader**

**Office Phone: 903-928-2251**



**PROHIBITED COMMUNICATIONS:** Attendees are reminded that questions will not be answered during this meeting. TPWD representatives will not answer questions or discuss contents of the solicitation with any potential bidder or their representative. Failure to observe this restriction may disqualify bidder. Attempts to ask questions by phone or in person will not be allowed or recognized as valid.

Site visit is not mandatory but it is highly recommended that you take time to visit the site.

Gus Engeling WMA, Project Manager, Jeff Gunnels is allowing site visits by appointment to allow for more flexibility for bidders. Call the phone number listed to make arrangements to visit the site.

Remember oral instructions, clarifications, or answers to questions at this site visit are NOT permitted. Submit questions using the eBuilder Q&A Portal.



Project Management Information System to manage construction projects.

Cloud-based system, accessible anywhere with web connection.

Used by TPWD, Outside Architect/Engineer, Testing Firms, and Contractor for tasks including, but not limited to the following:

- Contractor Application for Payment request(s)
- Submittals
- Request for Information (RFI)
- Construction Reports (daily/monthly)
- Architect Supplemental Information (ASI)
- Change Order Documentation and Approval
- Progress Meeting Minutes
- Site Observation Reports
- Inspection Reports
- Outsourced (3<sup>rd</sup> party) Testing Reports
- General Correspondence
- Any other Contractor or Owner requested tasks and/or documents

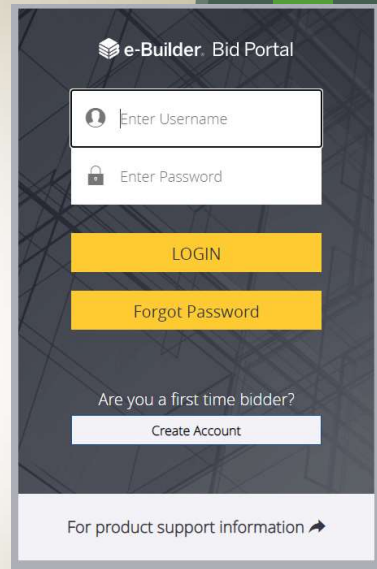
For more information visit the eBuilder® website is: (<https://gov.e-builder.net>)

In addition to the e-Builder Bid Portal, TPWD utilizes e-Builder to manage all aspects of the construction project. Communication and documentation flow in both directions between Contractor and TPWD, Architect/Engineer and TPWD and back to the Contractor.

Following contract award, the Construction Project Manager will;  
Provide an overview of the system,  
Coordinate training for the Contractor's use of the system,  
Assign personnel with login credentials and ensure required levels of access are established.

# Submission of Proposal

Access the Solicitation & Submit Proposal  
Using the Link: <https://gateway.gov.e-builder.net/app/bidders/landing?accountid=121b7321-f922-472a-a736-897455b50fee&projectid=d5acfe8-a2e4-4b80-bac6-f8f98ef39710&bidpackageid=567c6379-9402-4b97-bade-e8e3ef164eaa>



The screenshot shows the e-Builder Bid Portal login interface. At the top, it says "e-Builder Bid Portal" with a logo. Below that are two input fields: "Enter Username" and "Enter Password". There are two yellow buttons: "LOGIN" and "Forgot Password". Below these is a section for new users: "Are you a first time bidder?" with a "Create Account" button. At the bottom, there is a link for "For product support information" with an arrow icon.

Proposals are accepted through the eBuilder Bid Portal.

Proposal submittal instructions can be found in the solicitation information on the Texas Comptroller's Electronic State Business Daily website and the Texas Parks and Wildlife website.

Link shown on screen provides access to the bid portal.

**PROPOSAL SUBMISSION**

log into eBuilder Bid Portal,  
click on project name.

e-Builder Bid Packages My Profile

Bid Packages (5)

Invitation Key > Bid

2 Not Accepted 2 Unsubmitted 1 Submitted

June 18, 2024

**OPEN** Gus Engeling WMA - Gathering Lodge and Bunkhouses 1211534 Gathering Lodge and Bunkhouses at Gus Engeling Wildlife Management Area (CSP)

Expired

**EXPIRED** CCC Cabin 11 Erosion Control 1111386 Bastrop State Park, CCC Cabin 11 Erosion Control

*When accessing the bid portal, go to the Unsubmitted tab. Click on the PROJECT NAME to ACCESS the project information.*

*The bid due date is above the project name.*

# Q&A BOARD

e-Builder

Bid Packages

My Profile



## Texas Parks and Wildlife / Gus Engeling WMA - Gathering Lodge and Bunkhouses

→ 1211534 Gathering Lodge and Bunkhouses at Gus Engeling Wildlife Management Area (CSP)

### Status

Bid Package Open  
Bidding Will Bid  
Response Submitted No

### 40 Days 1 Hours 3 Minutes Left

Due on 06.18.2024 at 2:00 PM  
(GMT-06:00) Central Time (US & Canada)

### Summary

0.00

Base Bid Total 0.00  
Alternate Total 0.00

Package Invitation

Response Form

Q&A Board

Accepted

Decline



# Package Invitation

Bid Packages My Profile

Texas Parks and Wildlife / Gus Engeling WMA - Gathering Lodge and Bunkhouses  
↳ 1211534 Gathering Lodge and Bunkhouses at Gus Engeling Wildlife Management Area (CSP)

<b>Status</b>	<b>40 Days 1 Hours 3 Minutes Left</b>	<b>Summary</b> <b>0.00</b>
Bid Package: Open	Due on 06.18.2024 at 2:00 PM (GMT-06:00) Central Time (US & Canada)	Base Bid Total: 0.00
Bidding: Will Bid		Alternate Total: 0.00
Response Submitted: No		

Package Invitation Response Form Q&A Board

Accepted Decline

No Date and Time was recorded.

**Bid Info** Invitation Documents (13) Addenda

Dates & Times	Details
Bid Start: 04.30.2024 9:00 AM	Bid: Ludia Reynolds

***The Package Invitation tab contains information and documents relevant to the solicitation. If you accept the invitation you will receive all notifications of addendum by email.***



# Package Invitation

Texas Parks and Wildlife / Gus Engeling WMA - Gathering Lodge and Bunkhouses  
↳ 1211534 Gathering Lodge and Bunkhouses at Gus Engeling Wildlife Management Area (CSP)

<b>Status</b>	<b>40 Days 0 Hours 55 Minutes Left</b>	<b>Summary</b> <b>0.00</b>
Bid Package: Open	Due on 06.18.2024 at 2:00 PM (GMT-06:00) Central Time (US & Canada)	Base Bid Total: 0.00 Alternate Total: 0.00
Bidding: Will Bid		
Response Submitted: No		

Package Invitation | Response Form | Q&A Board

Accepted | Decline

05/09/2024 1:04 PM (GMT-06:00) Central Time (US & Canada)

**Bid Info** | Invitation Documents (13) | Addenda

<b>Dates &amp; Times</b>	<b>Details</b>
Bid Start: 04.30.2024 9:00 AM <small>The conference will be conducted using Microsoft® Teams. Offerors may use an internet browser</small>	Bid Contact: Lydia Reynolds

***This is where you would ‘Accept’ the invitation to bid or ‘Decline’ the invitation.***

***If Accepted, you will receive updates by email if addendum or answers are posted to the solicitation.***

**ADDENDA** Clarifications or interpretation of the Solicitation that materially affect or change the requirements. Bidder shall acknowledge receipt of all addenda in eBuilder Bid Portal.

Texas Parks and Wildlife / Gus Engeling WMA - Gathering Lodge and Bunkhouses

↳ 1211534 Gathering Lodge and Bunkhouses at Gus Engeling Wildlife Management Area (CSP)

<b>Status</b>	<b>40 Days 0 Hours 55 Minutes Left</b>	<b>Summary</b> <b>0.00</b>
Bid Package: Open	Due on 06.18.2024 at 2:00 PM (GMT-06:00) Central Time (US & Canada)	Base Bid Total: 0.00
Bidding: Will Bid		Alternate Total: 0.00
Response Submitted: No		

Package Invitation	Response Form	Q&A Board
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Accepted Decline

05.09.2024 1:04 PM (GMT-06:00) Central Time (US & Canada)

Bid Info	Invitation Documents (13)	<b>Addenda</b>
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⚠ There are no addenda items for this bid package.

<click for animation>

# INVITATION DOCUMENTS

**Status**

Bid Package	Open
Bidding	Will Bid
Response Submitted	No

**40 Days 0 Hours 55 Minutes Left**

Due on 06.18.2024 at 2:00 PM  
(GMT-06:00) Central Time (US & Canada)

**Summary** **0.00**

Base Bid Total	0.00
Alternate Total	0.00


**Package Invitation** | Response Form | Q&A Board



Accepted | Decline

05.09.2024 1:04 PM (GMT-06:00) Central Time (US & Canada)

Bid Info | **Invitation Documents (13)** | Addenda

Hide All | Show All

Click this icon  to download files. Clicking the icon next to a folder will download all files and subfolders within it.

File / Folder Name	Uploaded on	File Size
 2 Bid Documents (13)	10.12.2022 8:19 AM	
 Submittal_HUB Subcontracting Plan - All Forms (Rev. 02-01-17) L.pdf	05.02.2024 9:44 AM	1.18 MB

***From the Package Invitation Tab, you will find the Invitation Documents tab,***

***From here, you will download the project files.***

**RESPONSE FORM**

Texas Parks and Wildlife / Gus Engeling WMA - Gathering Lodge and Bunkhouses  
 ↳ 1211534 Gathering Lodge and Bunkhouses at Gus Engeling Wildlife Management Area (CSD)

**Status**  
 Bid Package: Open  
 Bidding: Will Bid  
 Response Submitted: No

**40 Days 0 Hours 55 Minutes left**  
 Due on 06.18.2024 at 2:09 PM (GMT-06:00) Central Time (US & Canada)

**Summary** **3,700,000.00**  
 Base Bid Total: 2,750,000.00  
 Alternate Total: 950,000.00

Package Invitation | Response Form | Q&A Board

Submit | Download | Upload

Last Saved: 05/01/2024 11:15 AM (GMT-06:00) Central Time (US & Canada)

**STEP 1: Bid Form** | STEP 2: Response Documents | STEP 3: Additional Info

**Base Bid**

#	Description	Spec Reference	Part Number	Quantity	UoM	Unit Cost	Total Cost
base 1	Base Proposal Item 1 - Construct Gathering Lodge and West Bunkhouse			1.0000	LS-	2,700,000.00	2,700,000.00
<b>Base Bid Subtotal</b>							<b>2,700,000.00</b>

**Alternate**

#	Description	Spec Reference	Part Number	Quantity	UoM	Unit Cost	Total Cost
Alt 1	Additive Alternate Item: Construct East Bunkhouse			1.0000	LS	950,000.00	950,000.00
<b>Alternate Subtotal</b>							<b>950,000.00</b>

**Owner Allowance**

#	Description	Spec Reference	Part Number	Quantity	UoM	Unit Cost	Total Cost
Allowance 1	Owner Contingency Allowance for Furniture-150,000			1.0000	LS-	50,000.00	50,000.00
<b>Owner Allowance Subtotal</b>							<b>50,000.00</b>

**Within the Response Form Tab**

**Step 1 of the Response Form tab includes the Bid Form.**  
 <click for animation>

**The Base Bid section includes the Gathering Lodge and West Bunkhouse,**  
 <click for animation>  
 enter the Lump Sump for those items in the unit cost field.

**The Alternate section includes the East Bunkhouse,**  
 <click for animation>  
 enter the lump sum in the unit cost field.

**For this project we have an Owner Allowance for the furniture, fixtures and equipment, that amount is \$50,000,**  
 <click for animation>  
 Enter \$50,000 in the unit cost field.

**The Summary at the top includes the Base Bid Total and the Alternate Total. Please note the Owner Allowance and Base Proposal Items are included in the Base Bid Total.**

# RESPONSE DOCUMENTS

STEP 1: Bid Form    **STEP 2: Response Documents**    STEP 3: Additional Info

Please provide response documents

**Bid Security \***  
Time Only.docx (version 1) [Browse]

**HUB Subcontracting Plan (HSP) \***  
Drag a file to attach [Browse]

**Federal Form: Assurances - Construction Programs \***  
Drag a file to attach [Browse]

**Federal Form: Disclosure of Lobbying Activities \***  
Drag a file to attach [Browse]

**Federal Form: USDOJ Certifications \***  
Drag a file to attach [Browse]

**Price Proposal \***  
Drag a file to attach [Browse]

**Qualifications & Past Performance \***  
Drag a file to attach [Browse]

**Construction Schedule \***  
Drag a file to attach [Browse]

**BABA Certification of Compliance \***  
Drag a file to attach [Browse]

Upload Additional Files

*Within the Response Form tab you will find **Step 2: Response Documents***

*<click for animation>*

*This is where all required bid documents will be uploaded.*

*<click for animation>*

*To prevent incomplete bid submissions, ALL required documents for this project have a required file upload field.*

## HUB Subcontracting Plan (HSP)

Uniform General Conditions, Article 4

All Offerors must prepare and submit an HSP. Even if your organization is a HUB, you must prepare an HSP. Upload the completed HUB Subcontracting Plan to the eBuilder Bid Portal.

Failure to complete and submit an HSP that complies with "Good Faith Efforts" will be cause for rejection of the proposal.

**HIGHLY ENCOURAGE HSP REVIEW BY HUB PRIOR TO SUBMITTAL DUE DATE. Call & e-mail draft HSP to HUB Team.**

**PAY SPECIAL ATTENTION TO THE REQUIRED HUB SUBCONTRACTOR NOTIFICATION SOLICITATION PERIOD TO AVOID NON-COMPLIANCE!**



## HUB Subcontracting Plan (HSP)

In accordance with Texas Gov't Code §2161.252, the contracting agency has determined that subcontracting opportunities are probable under this contract. Therefore, all respondents, including State of Texas certified Historically Underutilized Businesses (HUBs) must complete and submit the State of Texas HUB Subcontracting Plan (HSP) with their response to the bid requisition (solicitation).

**NOTE: Responses that do not include a completed HSP shall be rejected pursuant to Texas Gov't Code §2161.252(b).**

The HUB Program promotes equal business opportunities for economically disadvantaged persons to contract with the State of Texas in accordance with the goals specified in the 2009 State of Texas Disparity Study. The statewide HUB goals defined in 34 Texas Administrative Code (TAC) §20.284 are:

- 11.2 percent for heavy construction other than building contracts,
- 21.1 percent for all building construction, including general contractors and operative builders' contracts,
- 32.9 percent for all special trade construction contracts,
- 23.7 percent for professional services contracts,
- 26.0 percent for all other services contracts, and
- 21.1 percent for commodities contracts.

**-- Agency Special Instructions/Additional Requirements --**

In accordance with 34 TAC §20.284(c)(2)(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, whichever is higher. 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 the aggregate percentage of the contracts expected to be subcontracted to HUBs with which the respondent does not have a continuous contract in place for more than five (5) years shall qualify for meeting the HUB goal. This limitation is designed to encourage vendor rotation as recommended by the 2009 Texas Disparity Study.

If you are completing Method B (Attachment B) of the HSP, please provide all supporting documentation pertaining to the notifications of a minimum of three (3) Texas-certified HUBs and two (2) minority, women, or service-disabled veteran trade organizations or development centers for each subcontracting opportunity listed in Section 2, Item b. Such supporting documentation would include all e-mails, faxes, delivery receipts, confirmation receipts/pages, attachments, etc.

For questions regarding the HSP, please contact TPWID HUB Administration at 512-369-4784 or [hub@tpwid.texas.gov](mailto:hub@tpwid.texas.gov).

### SECTION 1 RESPONDENT AND REQUISITION INFORMATION

- a. Respondent (Company) Name: \_\_\_\_\_ State of Texas VCI # \_\_\_\_\_  
Point of Contact: \_\_\_\_\_ Phone # \_\_\_\_\_  
E-mail Address: \_\_\_\_\_ Fax # \_\_\_\_\_
- b. Is your company a State of Texas certified HUB?  Yes  No
- c. Requisition #: \_\_\_\_\_ Bid Open Date: \_\_\_\_\_

A Historically Underutilized Business Subcontracting Plan or HSP must be included as part of the bid submission.

The following slides include information for completing the HUB Subcontracting Plan. Due to schedule conflicts, we do not have a HUB representative with us today but please call or email them as needed. Please review the HSP forms and informational material provided prior to starting your HSP.

Immediately following the bid opening, all HSP's received are submitted to the HUB department for review for compliance. **If the HSP is not in compliance, the bid submission cannot move forward to the Evaluation Phase. It is critical that the HSP is correct.**

# Infrastructure HUB Subcontracting Opportunities

Bid Document:  
1211534\_ Exhibit A HUB  
Subcontracting.pdf

HUB Subcontracting Goal: 21.1%

Potential Subcontracting opportunities associated with the contract:

- HUB lists have been provided for these trades/disciplines,
- these are not required areas of subcontracting,
- this is not a comprehensive list of subcontracting opportunities.

Additional resources are available on the Texas Comptroller's website.

Reach out to TPWD HUB Program for assistance with the HUB Subcontracting Plan!



## Infrastructure HUB Subcontracting Opportunities

Date of HUB List: 4/23/2024 Project/Contract Number: 1211534

Description: Gus Engeling WMA Gathering Lodge and Bunkhouses  
In accordance with Texas Administrative Code, Title 34, Part 1, Chapter 20, Subchapter D, Division 1, state agencies shall make a good faith effort to utilize Historically Underutilized Businesses (HUBs) in contracts for Construction, Services (including Professional and Consulting Services), and Commodity procurements. The State of Texas Policy is to contract directly with HUBs or indirectly through subcontracting opportunities. Each Contractor/Vendor shall also make a good faith effort to utilize HUBs in subcontracting opportunities.

TPWD estimates the value of this contract to be \$ 3,700,000.00 and further sets the HUB subcontracting goal at 21.1 % of the contract's value.

(Subcontractor - A person who contracts with a vendor to work, to supply commodities, or contribute toward completing work for a governmental entity as defined in Texas Government Code 2251.001.)

NOTE: The following list identifies potential subcontracting opportunities. You could have other opportunities or may self-perform some opportunities. You are not required to subcontract every potential subcontracting opportunity.

Class & Item Code: Trades/Disciplines/Major Supplies:	Class & Item Code: Trades/Disciplines/Major Supplies:
909-22, Building Construction	909-37 Doors and Windows
24-30	
909-45 Finishes, Flooring, Wall and Ceiling	909-79 Specialties: Fireplace, Storage, etc.
914-27 Carpentry	914-30 Concrete
914-38 Electrical	914-50 Heating, Ventilating and Air Conditioning
914-53 Insulation	914-55 Masonry
914-61 Painting and Wallpapering	914-68 Plumbing
914-73 Roofing and Siding	910-58 Septic Tank Services & Leach Field Construction

HUB LIST:  
TPWD does not endorse, recommend or attest to the capabilities of any company or individual listed. The list is strictly provided as a convenience to respondents.

Respondents may also access a list of HUB subcontractors by referencing the above Class and Item codes in a Centralized Master Bidders List (CMBL) search at <https://mycpa.cpa.state.tx.us/fpasscmblsearch/index.jsp>.

Comptroller HSP information: <https://www.comptroller.texas.gov/purchasing/vendorhub/forms.php>.

A few minority and women trade organizations and development centers are listed below. For a more complete list, please visit <https://www.comptroller.texas.gov/purchasing/vendorhub/resources.php>.

National Association of Minority Contractors, Inc. - Greater Houston 1337 W. 43 <sup>rd</sup> St., Ste. B165 Houston, TX 77018 (832) 797-1842 phone executivem1@yahoo.com; email www.namctexas.org website	Texas Association of African American Chambers of Commerce 807 Brazos St., Ste. 710 Austin, TX 78701 (512) 535-5610 phone info@taaac.org; email www.taaac.org website	Texas Association of Mexican American Chambers of Commerce 606 Main St. Buda, TX 78610 (512) 444-5727 phone president@tamacc.org; email www.tamacc.org website
Asian Contractor Association 7600 Chevy Chase Dr., Ste. 300 Austin, TX 78752 (512) 926-5400 phone (512) 926-5410 fax asiancontractor@gmail.com; email www.acta-austin.org website	Women's Business Council - Southwest 5605 N. MacArthur Blvd., Ste. 220 Irving, TX 75038 (866) 451-5997 office (toll free) (817) 299-0949 fax info@wbcsouthwest.org; email www.wbcsouthwest.org website	Women's Business Enterprise Alliance 9800 Northwest Freeway, Ste. 120 Houston, TX 77092 (713) 681-6232 office (713) 681-6242 fax buds@wbea-texas.org; email www.wbea-texas.org website

For information on the TPWD HUB program, assistance with completing forms, or to obtain HUB lists if web access is not possible, please contact the TPWD HUB staff at (512) 369-4784 or [hub@tpwd.texas.gov](mailto:hub@tpwd.texas.gov).

PWD 0991 - 6/2020 (5/21)

[https://tpwd.texas.gov/  
business/bidops/hub/HSP/](https://tpwd.texas.gov/business/bidops/hub/HSP/)

## HUB Subcontracting Plan (HSP)

In accordance with Texas Government Code §2161.252 and 34 TAC §20.285, each state agency (including institutions of higher education) as defined by Texas Government Code §2151.002 that considers entering into a contract with an expected value of \$100,000 or more shall, before the agency solicits bids, proposals, offers, or other applicable expressions of interest, determine whether subcontracting opportunities are probable under the contract.

If subcontracting opportunities are probable, each state agency's invitation for bids or other purchase solicitation documents for construction, professional services, other services, and commodities with an expected value of \$100,000 or more shall state that probability and require a Historically Underutilized Business (HUB) Subcontracting Plan (HSP).

Specifically, an HSP is written documentation regarding the use of subcontractors, which is required to be submitted with all responses to state agency contracts with an expected value of \$100,000 or more where subcontracting opportunities have been determined by the state agency to be probable. The HSP subsequently becomes a provision of the awarded contract, and shall be monitored for compliance by the state agency during the term of the contract.

- [HSP Pre-Submittal Presentation for Information Regarding Compliance with HSP Requirements](#) (video and audio)
- [HSP Pre-Submittal Presentation for Information Regarding Compliance with HSP Requirements](#) (PowerPoint version - no audio)
- [HSP Pre-Submittal Presentation for Information Regarding Compliance with HSP Requirements](#) (Word version - no audio)

For HSP forms, please visit the [HUB Subcontracting Plan](#) page or the [HUB Forms Library](#) on the Comptroller's website.

On the TPWD HUB webpage you can download information presented in a variety of ways on how to prepare a HUB Subcontracting Plan.

**Video, power point presentation, and word document on how to submit HSP.**



# HUB CONTACT INFORMATION

Questions regarding the HSP preparation should be emailed to the following:

**HUB@TPWD.TEXAS.GOV**

TPWD HUB Staff can be reached at the following phone numbers:

**(512) 389-4784 or  
(903) 920-2185**



Contact the HUB team if you have any questions, they are here to help you!

# **HUB Administration HUB Subcontracting Plan (HSP)**

**Pre-Submittal Presentation**

**for**

**Information Regarding Compliance**

**with**

**HSP Requirements\***

\*The information contained in this presentation is based on the Comptroller of Public Accounts' Statewide HUB Program HUB Subcontracting Plan.

The following slides are regarding the HUB Subcontracting Plan. We are not reviewing this information in our meeting today, we recommend you download the presentation from the bid portal and review the information prior to beginning the HSP.

**NOTE:**

Failure to meet good faith effort requirements of the HSP will result in the disqualification of your response.

## Three Things to Remember:

1. The HSP is part of the solicitation and must be submitted with your response.
2. If the HSP is incorrect and/or incomplete, it may cause your response to be disqualified.
3. If the HSP is not submitted with your response or fails to meet good faith effort requirements, your response will be disqualified.

**NOTE:**

The HUB Program and the HSP are designed to give HUB vendors an opportunity to compete for state contract dollars as a prime contractor or subcontractor.

**NOTE:**

The HSP is a cause and effect document.

“If you are going to perform this action,  
then you must complete this section.”

## HSP Quick Checklist

- Please use the checklist to help you determine how to complete the HSP.
- The checklist is your road map for completing the HSP.

## HSP Quick Checklist

- Please use the checklist to help you determine how to complete the HSP.
- The checklist is your road map for completing the HSP.



## HUB Subcontracting Goal

- The HUB subcontracting goal is a percentage to help you determine if Method A or Method B should be used to demonstrate a good faith effort.
- You are not required to subcontract the amount of this percentage.

## HUB Subcontracting Goal

- The subcontracting goal is not applicable if you are self-performing the entire contract with your own resources, such as equipment, supplies, materials, and/or employees.

## **HUB Subcontracting Goal**

- Please be aware of the subcontracting goal for the solicitation.
- Please keep this goal in mind when reviewing the checklist and completing Section 2 of the HSP.

## HUB Subcontracting Goal

- If you are a HUB prime contractor and you will be self-performing some of the subcontracting opportunities, the percentage of the contract you will be self-performing does not count towards the subcontracting goal because you are not subcontracting.

## HSP Information

- Reminder: Failure to meet good faith effort requirements of the HSP will result in the disqualification of your response.
- Even if you are a HUB prime contractor, you must still complete the HSP.

## HSP Information

- Once a decision has been made to submit a response, whoever will complete the HSP should contact us for assistance.
- We are available throughout the HSP process to provide step-by-step guidance.

## HSP Information

- A draft of the HSP can be reviewed prior to the response due date.
- We recommend utilizing this opportunity for a preliminary review of the HSP, but please allow time for you to correct any issues that may be found.

## HSP Information

- Please note that an official review of the HSP occurs after it has been submitted with the response.
- Our goal is to see all responses pass the HSP review. The more competition, the better value to the state.



## HSP Tips

- The HSP is not evaluated on a points system. Instead, it is reviewed for compliance with good faith effort requirements.
- There are no points awarded for subcontracting to HUBs nor penalties for not subcontracting to HUBs.

## HSP Tips

- There are no penalties for self-performance.
- Please read the entire HSP and use the HSP Quick Checklist.

## HSP Tips

- The HUB Subcontracting Opportunities form (PWD-991 or PWD-991a) provided in the solicitation packet identifies potential subcontracting opportunities. You could have other opportunities or may self-perform some of these opportunities.

## HSP Tips

- If you have a subcontracting opportunity not previously identified in the HUB Subcontracting Opportunities form and need assistance finding HUBs to notify, please contact us. We can create a HUB list for you.

## HSP Tips: Method A

- If you split a subcontracting opportunity in Section 2 between a HUB and a non-HUB, you may list both subcontractors on the same Method A page.
- If using Method B, the same tip applies.

## **HSP Tips: Method A**

- You must complete one (1) Method A for each of the subcontracting opportunities you listed in Section 2.
- If using Method B, the same tip applies.

## **HSP Tips: Method B**

- You must allow HUBs at least seven (7) working days to respond to your notification prior to submitting your response to the solicitation.

## **HSP Tips: Method B**

- You must allow minority, women, or disabled veteran trade organizations or development centers at least seven (7) working days to respond to your notification prior to submitting your response to the solicitation.



## HSP Tips: Method B

- Be sure to read all of the information in Method B, especially Section B-3 Notification of Subcontracting Opportunity.

## HSP Tips: Method B

- The initial day of notification is considered “day zero” and does not count as one of the seven (7) working days.
- Holidays and weekends also do not count.

## **HSP Tips: Method B**

- Note the last possible day notifications can be sent in order to comply with the seven (7) working day requirement.
- Keep in mind the amount of time needed to receive replies to your notifications and to prepare your response to the solicitation.

## **HSP Tips: Method B**

- Keep all e-mails, delivery receipts, read receipts, faxes, confirmation receipts/pages, attachments, phone logs, etc. as supporting documentation and submit them with your HSP.

## HSP Tips: Method B

- Your notification must provide project or RFP specifications. Options include providing a link to the TPWD or Electronic State Business Daily (ESBD) websites for solicitations, attaching the specifications to your notification, or including the specifications in the body of your notification.

## **HSP Tips: Method B**

- Although the form is optional, it is recommended that you utilize the HUB Subcontracting Opportunity Notification Form as your notification or in addition to your notification to ensure all the required information is provided.

## HSP Tips: Method B

- HUBs are not required to respond to your notifications. You are only required to give them an opportunity to respond.
- You are not required to subcontract to HUBs.

If you have any questions concerning the HSP, please contact HUB Administration at (512) 389-4784 or email at [hub@tpwd.texas.gov](mailto:hub@tpwd.texas.gov).



# Bid Security

## Section 2.13

Bids must be accompanied with bid security for not less than five percent (5%) of the total amount of the bid (including total of all separate bids for one or more projects bid and multiple base bids and/or alternate bids and/or optional bids and/or allowances). Therefore, to ensure adequate bid security, bidders should calculate based on the highest possible monetary award.

This may be in the form of a bid bond, certified check or cashier's check drawn to the order of Texas Parks and Wildlife Department.

No other forms of bid security will be accepted. Upload a .pdf of the bid bond document or check to the bid portal.

If using certified or cashier's check, the original must be received by TPWD at its headquarters location by 12:00 pm (noon) of the second business day following the bid submittal deadline.

Bid will be rejected if the appropriate bid security is not furnished in the form specified above and the original is not received by noon of the second business day following the bid submittal deadline.



Another required submittal is the bid security, *if a proposal is missing the required bid security, it will be rejected.*

*Upload a .pdf of the bid security in the form of a bid bond, certified check or a cashier's check made payable to Texas Parks and Wildlife Department in an amount not less than 5% of the total proposal (base bid, alternate and owner allowance).*

*Please note, Business and Personal Checks are NOT Allowed.*

*When using a certified or cashier check as bid security, the **original check** must be received by noon on the second business day following the submittal deadline.*

*Bid security will be retained for the 3 highest ranked respondents, others will be returned immediately.*

*Following contract award and that contractor has been satisfactorily bonded and insured, the bid security for the remaining bidders will be returned.*

# Qualifications and Past Performance

Include all information and supporting documents for this required submittal. If any pages are missing that WILL disqualify the submission.

If the document is not signed, that will disqualify the submission.

Gus Engeling Wildlife Management Area Gathering Lodge and Bunkhouses		Project 1211534
<b>QUALIFICATIONS AND PAST PERFORMANCE</b>		
<b>ALL FORM FIELDS REQUIRED, MARK N/A IF NOT APPLICABLE.</b> <b>FAILURE TO COMPLETE, SIGN AND SUBMIT WITH PROPOSAL MAY BE CAUSE FOR REJECTION OF PROPOSAL.</b>		
<b>SECTION 1: COMPANY INFORMATION</b>		<b>PASS/FAIL</b>
Legal Name of the Company		
Principal Place of Business (Corporate Headquarters)		
Address:		
City, State, Zip:		
Physical Address of Office Providing Services (if different from above)		
Address:		

## Qualifications and Past Performance Document is a REQUIRED Submittal

This is a fifteen-page document but this requests supporting documents throughout the sections. Please make notes of the additional documents which have been requested.

If you have bid on CSP's for TPWD in the past, this request for proposals is presented differently. The format has been modified to ensure respondents submit all required information and documentation, this reduces the risk of omitting a requirement which would disqualify a respondent.

***This information is necessary for us to determine the ability of the Contractor to perform the work.***

***Section 1 is Company Information...***

# Section 2 Financial Capability

Gus Engeling Wildlife Management Area  
Gathering Lodge and Bunkhouses

Project 1211534

## SECTION 2. FINANCIAL CAPABILITY

Offeror must provide evidence of financial capability and stability. Offeror must also provide evidence of the financial capability and scope of the offeror's business.

ALL FORM FIELDS REQUIRED, MARKED WITH A STAR

All information within all sections must be completed, if not, the response will be disqualified.

BONDING INFORMATION: Indicate the Agency/Surety through which bonding will be obtained.	
<b>AGENCY COMPANY</b>	
Agent Company Name:	
Agent Name:	
Agent Address:	
Agent Email:	
Agent Phone No.:	

CSP Construction Qualifications & Past Performance 2024 04 Page 3 of 15

BONDING COMPANY (UNDERWRITER)	
Bonding Company Name:	
Bonding Agent Name:	
Bonding Agent Address:	
Bonding Agent Email:	
Bonding Agent Phone:	

**DISCLOSURE OF OUTSIDE FINANCIAL RESOURCES:** Identify outside financial resources available to firm to enable performance under the awarded contract.

***Section 2 is information to determine the Financial Capability of the offeror...***

***Please note, these sections regarding bonding must be completed, if these sections are not completed the response will be disqualified.***

## Section 3 Litigation History

Gus Engeling Wildlife Management Area  
Gathering Lodge and Bunkhouses

Project 1211534

### SECTION 3. LITIGATION HISTORY

PASS/FAIL

Offerors involved in litigation, depending upon the circumstances, may be disqualified.

ALL FORM FIELDS REQUIRED, MARK N/A IF NOT APPLICABLE

All information within all sections must be completed,  
if not, the response will be disqualified.

## Section 4 Related Project Experience

### SECTION 4: RELATED PROJECT EXPERIENCE

SCORED, WEIGHT 40%

Offeror must provide history of successful completion of projects with similar size, scope, and complexity.

***Section 3 is Litigation History...***

***Section 4 is Related Project Experience, this is a scored section.***

## Section 4 Related Project Experience

Complete the project experience forms for THREE projects similar in size and scope to the project of this solicitation. Projects must have been completed within the previous 8 years, from the date of solicitation.

Letters of Reference are required... please review this information carefully to ensure this requirement is met.

### PROJECT EXPERIENCE FORMS

Provide exactly three (3) completed projects that demonstrate experience meeting the following criteria that were successfully completed within the last eight (8) years. Additional consideration will be given to projects combining multiple criteria. List the projects in order of priority, with the most relevant project first. The documentation shall be presented in sufficient detail to demonstrate that the Offeror is qualified to manage and construct the type of project being solicited.

Provide examples of past projects that indicate your firm's experience with the type of projects similar in size and scope to the project of this solicitation. Project examples should demonstrate your firm's experience with the following:

- Performing construction activities in rural or remote areas.
- Construction of similar building types, including concrete foundation system, wood frame and masonry construction, wood and cementitious siding, steel fabrication, metal roofing, and MEP systems.
- Installation of site utilities, including water, wastewater, electrical and data.

### LETTERS OF REFERENCES FROM EACH INCLUDED PROJECT EXPERIENCE FORM OWNER

Submit letters of reference from each owner for each project experience form, letters should specifically address the following to substantiate the project experience forms. Letters of reference should be on owner letterhead and include the signer's name, title, and contact information.

- Owner Name
- Project Title & Location
- Initial Contract Amount
- Final Contract Amount
- Start Date
- Completion Date
- Statement on Quality of Work
- Statement on Job Coordination/Supervision
- Statement on Timeliness
- Statement on Change Order Pricing
- Additional Information (if any)

Owner may make such investigations as necessary to determine the ability of the Offeror to perform the work and reserves the right to reject any proposal if the evidence submitted and/or obtained through investigation fails to satisfy Owner that the Offeror is properly qualified to carry out the obligations of the Agreement. Negative responses or no response from project reference owners and A/E firms that are familiar with contractor's performance, depending on problems encountered, may be grounds for disqualification.

***Section 4 is Related Project Experience. Requesting three projects similar in size and scope to the project of this solicitation which have been completed within the past eight years from the date of this solicitation.***

***Also requesting letters of reference for these projects, please review this carefully to ensure this requirement is met.***

# Section 5 Project Team Qualifications

Complete this section and do not forget to attach resume for each person.

Gus Engeling Wildlife Management Area Gathering Lodge and Bunkhouses		Project 1211534	
<b>SECTION 5: PROPOSED PROJECT TEAM QUALIFICATIONS</b>		<b>SCORED, WEIGHT 10%</b>	
Provide project specific proposed top management and key employees for the project in this solicitation. <b>Attach resume for each person, include current and past positions and description of experience for these employees.</b> Omit personal contact information on resumes.			
ALL FORM FIELDS REQUIRED, MARK N/A IF NOT APPLICABLE			
Names	Position/Duties	Years with Company	Total Years Experience
Proposed Personnel Responsible for Management and Day-to-Day Operation of the project in this solicitation. Person should be included in above table and resume should be included.			
Name & Title		Years with Company	
Office Location			
Describe Proposed Team's Qualifications as Pertains to this Project			

**Section 5 Proposed Project Team Qualifications, this is a scored section, please complete all information in this section.**

# Qualifications and Past Performance

Review all checklists provided to ensure the response is complete.

Gus Engeling Wildlife Management Area  
Gathering Lodge and Bunkhouses

Project 1211534

**REQUIRED SUBMITTALS:** Submittal shall be one .pdf file, named Qualifications and Past Performance and uploaded to the appropriate field within the bid portal. Include the following:

- Qualifications and Past Performance Response, completed Sections 1 – 5 and Signature Page
- Certificate of Authority for Out of State Contractor, Section 1 (if applicable)
- Surety Letter of Intent, Section 2
- Balance Sheets, Section 2
- Letters of Reference, Section 4
- Resumes of Proposed Project Team, Section 5

**OFFEROR'S CERTIFICATION:** I hereby certify that all information provided with the proposal, above and attached is true and correct. Furthermore, I hereby authorize Texas Parks and Wildlife Department to contact the references listed and authorize release of information from such references to Texas Parks and Wildlife Department. I certify that my firm is not debarred or suspended from performing work for the U.S.A. or the State of Texas.

**OFFEROR'S AFFIRMATION: SIGNING THIS PROPOSAL WITH A FALSE STATEMENT OR MATERIAL MISREPRESENTATIONS MADE DURING THE PERFORMANCE OF A CONTRACT IS A MATERIAL BREACH OF CONTRACT AND SHALL VOID THE SUBMITTED PROPSAL OR ANY RESULTING CONTRACTS.**

Name of Contracting Firm	Authorized Signature	Date
Street Address	Printed Name	
City	State	Zip Code
Office Phone Number	Direct Phone Number	
Email Address	Cell Phone Number	
Texas Identification Number (TIN)	Federal Employers Identification Number (FEIN)	

If any required information or requested documentation is not provided, that will disqualify the response.

COMPLETE ALL BLANKS with the REQUIRED INFORMATION OR WRITE N/A IF IT DOES NOT APPLY TO YOUR COMPANY.

Please read everything... and don't forget to sign the documents.

If you are signing digitally, don't just type a script font in the signature section. If signing digitally, please use a 'certified' signature.

OR

Print these documents out, sign it w/ a wet signature, scan it and upload it.

Failure to appropriately sign may be cause for rejection of proposal.

# Required Submittal: Construction Schedules & Response Form

Gus Engeling Wildlife Management Area Gathering Lodge and Bunkhouses	Project 1211534
<b>INSTRUCTIONS FOR CONSTRUCTION SCHEDULE RESPONSE</b>	
<b>ALL FORM FIELDS REQUIRED, MARK N/A IF NOT APPLICABLE. FAILURE TO COMPLETE AND SUBMIT WITH PROPOSAL MAY BE CAUSE FOR REJECTION OF PROPOSAL.</b>	
The purpose of the proposed schedule submission is to demonstrate the Offeror's ability to meet the established project performance period.	
<b>REQUIRED SUBMITTALS:</b> Submittals for this attachment shall be combined in to 1 (one) .pdf file named Construction Schedule and uploaded to the appropriate field within the bid portal in original document size (i.e. letter, legal or ledger). Schedules should be in color, clear and legible reflecting sequencing of work and critical path.	
<input type="checkbox"/> Construction Schedule Response <input type="checkbox"/> Base Proposal Schedule <input type="checkbox"/> Base Proposal + Alternate Proposal Item No. 1 Schedule	
Using computerized critical path method software, prepare two construction project schedules for the project work listed below. The critical path method must be clearly indicated in the export submitted.	
<b>Base Proposal Schedule:</b> Provide construction project schedule using the critical path method to furnish all labor, equipment, materials, and incidentals necessary for construction of the Base Proposal: Gathering Lodge and West Bunkhouse facility, including sitework and site utilities in accordance with the Request for Competitive Sealed Proposal and Contract Documents.	
<b>Base Proposal + Alternate Proposal Item No. 1 Schedule:</b> Provide construction project schedule using the critical path method to furnish all labor, equipment, materials, and incidentals necessary for construction of the Base Proposal and Alternate Proposal Item No. 1: Gathering Lodge and West Bunkhouse facility, including sitework and site utilities and East Bunkhouse facility, including utilities from exterior building connection points in accordance with the Request for Competitive Sealed Proposals and Contract Documents.	

The Construction Schedule Response is a scored section, you must submit two project schedules and the response form with complete responses to the questions.

The construction schedules must be in color, clear and legible reflecting sequencing of work and critical path. Submit one schedule for the base proposal items and submit a second schedule including the base and the alternate item.



# Construction Schedule Response Form

Out Enging Wildlife Management Area  
Gathering Lodge and Bunkhouses

Project 1211534

**CONSTRUCTION SCHEDULE RESPONSE**  
Scored, Weight 20%

**ALL FORM FIELDS REQUIRED**  
**FAILURE TO COMPLETE AND SUBMIT MAY BE CAUSE FOR REJECTION OF PROPOSAL**

Company Name: \_\_\_\_\_

is TPWD's performance period of 365 calendar days reasonable for completion of the Base Bid and Alternate No. 1?

What opportunities do you see to shorten the performance period?

How will you protect the schedule throughout the performance period?

**REQUIRED SUBMITTALS:** Submittals shall be one .pdf file, named Construction Schedule and uploaded to the appropriate field within the bid portal.

Construction Schedule Response (fully completed and signed)

Two Construction Schedules

Construction Schedule

Page 2 of 2

On the Construction Schedule Response, you must COMPLETE ALL questions with complete responses.

# Required Submittal: Price Proposal

PRICE PROPOSAL		
Scored, Weight 30%		
ALL FORM FIELDS REQUIRED		
FAILURE TO COMPLETE, SIGN AND SUBMIT WITH PROPOSAL SHALL BE CAUSE FOR REJECTION OF PROPOSAL		
Company Name: _____		
Having carefully examined the Request for Competitive Sealed Proposals and Contract Documents, Project 1211534, Gus Engeling Wildlife Management Area, Tennessee Colony, Anderson County for the Texas Parks and Wildlife Department, as well as the premises and conditions affecting this work, and all other solicitation and contract documents, the undersigned proposes to furnish all labor, equipment and materials necessary to complete the work for the sum of:		
BASE PROPOSAL	LUMP SUM PRICE	
BP1 Furnish all labor, equipment, materials, and incidentals necessary for construction of Gathering Lodge and West Burkhouse facility, including sitework and site utilities in accordance with the Request for Competitive Sealed Proposals and Contract Documents.	\$ _____	
(Total Lump Sum Base Proposal, written in words) _____		
ALTERNATE PROPOSAL ITEM NO. 1	LUMP SUM PRICE	
A1 Furnish all labor, equipment, materials, and incidentals necessary for construction of East Burkhouse facility, including utilities from exterior building connection points in accordance with the Request for Competitive Sealed Proposals and Contract Documents.	\$ _____	
(Total of Alternate Price Item No. 1, written in words) _____		
OWNER'S CONTINGENCY ALLOWANCE		
Owner has established an Allowance in the amount of \$50,000.00 which represents the cost of furniture, fixtures, and equipment. After contract is awarded, and at the sole option of the contractor, the contractor shall be instructed to purchase and install furniture, fixtures, and equipment as selected by the Owner. Change Order for the actual documented invoice cost of the furniture plus overhead and profit.		
SUMMATION OF ALL PRICED ITEMS		
Proposal Item Description		
Base Proposal Item 1		
Alternate Proposal Item 1		
Owner's Contingency Allowance		
Total Price		
(Total Price written in words) _____		
EACH PRICE ITEM includes any and all appurtenant work and items necessary for fully fund and IN PLACE, IN ACCORDANCE WITH THE REQUEST FOR COMPETITIVE SEALED PROPOSALS.		
<b>DISCREPANCIES:</b> IN THE EVENT OF A DISCREPANCY BETWEEN THIS DOCUMENT AND THE AMOUNTS ENTERED INTO THE BID PORTAL, AMOUNTS LISTED ON SIGNED PRICE PROPOSAL WILL PREVAIL. <b>RESERVATION OF RIGHTS:</b> TPWD RESERVES THE RIGHT TO REQUEST A BID CALCULATION WORKSHEET DURING EVALUATION OF PROPOSALS. <b>BID PORTAL PRICE PROPOSAL ENTRY:</b> THE PROPOSAL AMOUNTS ABOVE SHALL BE KEYED IN THE CORRESPONDING BID PORTAL FIELDS; BID SUBMISSION CANNOT OCCUR WITHOUT ENTRY IN THE REQUIRED FIELDS. <b>REQUIRED SUBMITTALS:</b> Submittal shall be one .pdf file, named Price Proposal and uploaded to the appropriate field within the bid portal. <input type="checkbox"/> Price Proposal (fully completed and signed) <input type="checkbox"/> Enter Bid Amounts in Bid Portal <b>CERTIFICATION:</b> The undersigned certifies that I am duly authorized to submit this proposal and execute a contract on my own behalf or on behalf of the offeror listed below. SIGNING THIS PROPOSAL WITH A FALSE STATEMENT OR MATERIAL MISREPRESENTATIONS MADE DURING THE PERFORMANCE OF A CONTRACT IS A MATERIAL BREACH OF CONTRACT AND SHALL VOID THE SUBMITTED PROPOSAL OR ANY RESULTING CONTRACTS.		
Company Name	Authorized Signature	Date
Signers Printed Name	Title	

The Price Proposal form must be completed and signed. Enter the SAME dollar amounts in the bid portal section for pricing. If there is a discrepancy between the bid portal amounts and this price proposal document, the signed Price Proposal document will prevail.

# Required Submittals for Federally Funded Projects:

## TPWD BABA Certification Form

Compliance with the BABA Act is a requirement for this project. Construction materials, manufactured products, etc. are required to be produced in the United States. Review the information provided on the White House website for more information.



The image shows a 'Build America, Buy America Certification Form' from the Texas Parks & Wildlife Department. The form includes a header with the department logo and title. Below the header, there are fields for Project Number (1211534), Project Name (Gathering Lodge and Bunkhouses), and Project Location (Gus Engling WMA, 16149 North US Hwy 287, Tennessee Colony, Anderson County, Texas 75561). A paragraph of text explains the BABA requirement for federally funded projects. Below this, there is a certification statement where the contractor certifies compliance with the BABA Act. At the bottom, there are fields for Signature, Date, Printed Name and Title, Name of Company, Company Address, Email Address, and Phone Number.

This project is funded with a federal grant. Therefore, this project is subject to additional federal requirements.

One of the requirements for this project is adherence to the Build America, Buy America Act. This TPWD Certification Form acknowledges you will comply with the requirements of the Build America, Buy America Act.

TPWD is currently working with eBuilder to add features to the 'Submittal' process within the project management software to include reminders and form fields to upload documentation for products and materials compliance with BABA.

# Required Submittals for Federally Funded Projects:

**U.S. Department of the Interior**  
Certifications Regarding  
Debarment, Suspension and  
Other Responsibility Matters,  
Drug-Free Workplace  
Requirements and Lobbying.

(three-page document)

**U.S. Department of the Interior**  
**Certifications Regarding Debarment, Suspension and  
Other Responsibility Matters, Drug-Free Workplace  
Requirements and Lobbying**

Persons signing this form should refer to the regulations referenced below for complete instructions:

**Certification Regarding Debarment, Suspension, and Other Responsibility Matters - Primary Covered Transactions - The prospective primary participant further agrees, by submitting this proposal that it will include the clause titled, "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions. See below for language to be used or use this form certification and sign. (See Appendix A of Subpart D of 43 CFR Part 12.)**

**Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions - (See Appendix B of Subpart D of 43 CFR Part 12.)**

**Certification Regarding Drug-Free Workplace Requirements - Alternate I. (Grantees Other Than Individuals) and Alternate II. (Grantees Who are Individuals) - (See Appendix C of Subpart D of 43 CFR Part 12.)**

Signature on this form provides for compliance with certification requirements under 43 CFR Parts 12 and 15. The certifications shall be treated as a material representation of fact upon which reliance will be placed when the Department of the Interior determines to award the covered transaction, grant, cooperative agreement or loan.

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**PART A: Certification Regarding Debarment, Suspension, and Other Responsibility Matters - Primary Covered Transactions**

CHECK \_\_\_\_\_ IF THIS CERTIFICATION IS FOR A PRIMARY COVERED TRANSACTION AND IS APPLICABLE.

The prospective primary participant certifies to the best of its knowledge and belief that it is participant:

- (1) The prospective primary participant certifies to the best of its knowledge and belief that it is participant:
- (A) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency;
- (B) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- (C) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(B) of this certification; and
- (D) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

- (2) Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

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**PART B: Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions**

CHECK \_\_\_\_\_ IF THIS CERTIFICATION IS FOR A LOWER TIER COVERED TRANSACTION AND IS APPLICABLE.

- (1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency;
- (2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

This form was electronically produced by the Federal Forms, Inc.

(3/01)  
5010-108  
(This form replaces DA-HHS-10-108,  
10-108, 10-108 and 10-108)

This project is funded with a federal grant. Therefore, this project is subject to additional federal requirements.

# Required Submittals for Federally Funded Projects:

Office of Management and Budget  
Assurances – Construction Programs  
(two-page document)

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4045-0009  
Revision Date: 02/29/2005

Public reporting burden for this collection of information is estimated to average 18 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance, and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§ 2204-763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OMB's standards for a Merit System of Personnel Administration (5 C.F.R. 500, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. § 6818 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§ 1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§ 6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-16), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§ 232 and 237 of the Public Health Service Act of 1912 (42 U.S.C. §§ 240-243 and 240 et seq.), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 801 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Previous Edition Usable

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Standard Form 424D (Rev. 7/07)  
Prescribed by OMB Circular A-702

This project is funded with a federal grant. Therefore, this project is subject to additional federal requirements.

# Required Submittals for Federally Funded Projects:

## Office of Management and Budget Disclosure of Lobbying Activities

(two-page document plus  
instruction pages)

**DISCLOSURE OF LOBBYING ACTIVITIES**  
Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1362 OMB Number: 0460-0110  
Expiration Date: 12/31/2025

<b>1.* Type of Federal Action:</b> <input checked="" type="checkbox"/> Acquisition <input type="checkbox"/> Grant <input type="checkbox"/> Cooperative agreement <input type="checkbox"/> Loan <input type="checkbox"/> Loan guarantee <input type="checkbox"/> See instruction	<b>2.* Status of Federal Action:</b> <input checked="" type="checkbox"/> Authorized/Executed <input type="checkbox"/> Authorized <input type="checkbox"/> Unexecuted	<b>3.* Report Type:</b> <input checked="" type="checkbox"/> Lobbying <input type="checkbox"/> Federal action
---	---	--

**4. Name and Address of Reporting Entity:**  
 State  Subchapter S  
 Name: [Redacted]  
 Street 1: [Redacted] Street 2: [Redacted]  
 City: [Redacted] State: [Redacted] Zip: [Redacted]  
 Congressional District: [Redacted]

**5. If Reporting Entity (in Non-Federal Subawards), Enter Name and Address of Prime:**  
 [Redacted]

<b>6.* Federal Department/Agency:</b> [Redacted]	<b>7.* Federal Program Name/Description:</b> [Redacted]
<b>8. Federal Action Number, if known:</b> [Redacted]	<b>9. Award Amount, if known:</b> [Redacted]

**10. a. Name and Address of Lobbying Registrant:**  
 Name: [Redacted] Middle Name: [Redacted]  
 Last Name: [Redacted] Suffix: [Redacted]  
 Street 1: [Redacted] Street 2: [Redacted]  
 City: [Redacted] State: [Redacted] Zip: [Redacted]

**b. Individual Performing Services (including address if different from 10. a.):**  
 Name: [Redacted] Middle Name: [Redacted]  
 Last Name: [Redacted] Suffix: [Redacted]  
 Street 1: [Redacted] Street 2: [Redacted]  
 City: [Redacted] State: [Redacted] Zip: [Redacted]

**11. Information requested through this form is a printed to file 31 U.S.C. section 1362. This disclosure of lobbying activities is a material determination of fact. Information provided to the OMB is used to determine whether the project was made or awarded. This disclosure is required pursuant to 31 U.S.C. 1362. This information will be reported to the OMB and will be made available to the public. This information is not to be used for any other purpose. This information is not to be used for any other purpose. This information is not to be used for any other purpose.**

**Signature:** [Redacted]  
 Name: [Redacted] Middle Name: [Redacted]  
 Last Name: [Redacted] Suffix: [Redacted]  
 Title: [Redacted] Telephone No.: [Redacted] Mobile: [Redacted]

Federal Use Only: Submitted to Local Management Information System (LMS) 12/31/2025

This project is funded with a federal grant. Therefore, this project is subject to additional federal requirements.

# CONDITIONS OF THE CONTRACT

## Uniform General Conditions & Supplementary General Conditions

*aka The UGC*

*(seventy-page document)*

Uniform General Conditions  
for  
State of Texas Construction  
Contracts

Including

Supplementary General  
Conditions for  
Projects Administered by the  
Texas Parks and Wildlife  
Department



*Conditions of the Contract...*

*The primary conditions of the contract are located in the UGC and Supplementary General Conditions, these will govern your contract and the project. Please be familiar with this document.*

# CONDITIONS OF THE CONTRACT



# CERTIFIED PAYROLL REPORTING

requirement for this project

*Conditions of the Contract...*

*Certified Payroll is a requirement for this project. The Construction Project Manager will provide additional information to the selected contractor for certified payroll and how to provide the appropriate documentation and reporting.*



# CONDITIONS OF THE CONTRACT

## Prevailing Wage Rates:

Article 2 – Uniform General Conditions (UGC) Prevailing wage rates were included in the solicitation for this project.

## U. S. Department of Homeland Security's E-Verify

The E-Verify website is located at:  
<http://www.uscis.gov/e-verify>



### *Conditions of the Contract...*

*One condition of the contract is the Payment of Prevailing Wages... Article 2 of the UGC provides information to ensure compliance with this condition. We have provided the prevailing wages for Anderson County, Texas. The selected contractor is required to pay, not less than, the wage of the appropriate classes of labor as shown on the prevailing wage schedule included in the solicitation documents. Those specified rates are the minimum only.*

*Another requirement is the use of U.S. Department of Homeland Security E-Verify system. This must be used to determine the eligibility of employees and subcontractors.*

# CONDITIONS OF THE CONTRACT



## Liquidated Damages

The sum of **\$772.20** per calendar day has been set as a reasonable estimate of just compensation to the Owner if Contractor does not complete the work by the completion date. (Section 01000, Special Conditions, Paragraph 1.07 and Article 9, UGC)

*Another condition of the contract is the assessment of Liquidated Damages:*

*Timely completion of this project is critical to the facility. Reasonable compensation to the Owner if the Contractor does not complete the work by the completion date has been set at **\$772.20** for each calendar day beyond the end of the contract performance period.*

*The performance period for this project is not to exceed 365 **calendar days**, beginning on the day designated in the **Notice to Proceed**.*

*It is critical to monitor the project schedule and monitor product lead times. Please familiarize yourself with the UGC language regarding liquidated damages and time extensions. There are allowances for allowable delays, be familiar with those.*

*All justifiable delays, as specified in the UGC, should be identified, documented and communicated in writing using the Contractors Time Extension Proposal, otherwise known as a CTEP. **CTEP's should be submitted at the end of the month in which the delay occurred, if not, it may be at risk of being denied.***

*The end goal is to have this project completed on time, and in a manner measured as successful for all parties, the contractor, Parks and Wildlife, the Wildlife and Infrastructure divisions and ultimately for the public who will be using the facilities.*

# CONDITIONS OF THE CONTRACT



## Insurance Requirements

- Request for Proposal, Section 2.15
- Uniform General Conditions, Article 5
- 2018 Supplementary General Conditions to the UGC for Construction Contracts
- Division 1 – General Requirements, Special Conditions, 1.08

Insurance coverage is a condition of the contract.

The selected contractor will be required to submit the signed contract and insurance documentation within ten days of the Notice of Selection.

If the contractor fails to return the signed contract and the required certificates of insurance, within the time specified, the security bond may be forfeited as liquidated damages. In this circumstance, TPWD is authorized to proceed with award to the next highest ranked respondent.

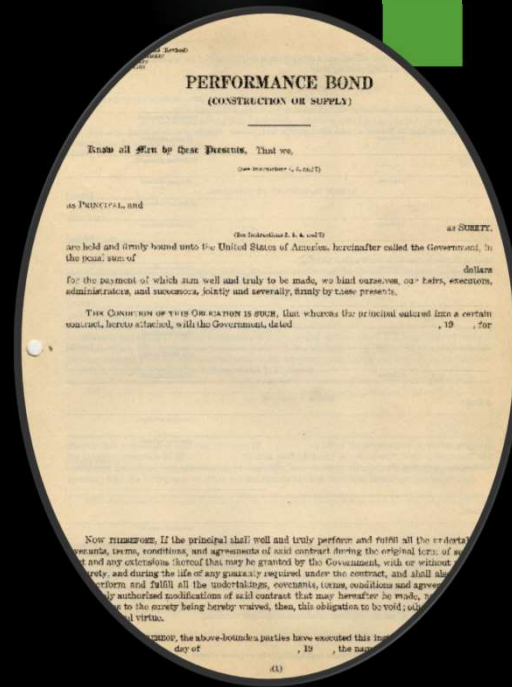
# CONDITIONS OF THE CONTRACT

## Performance Bond & Payment Bond

Bonds are due within 10 days of receipt of fully executed contract.

TPWD bond forms are included in solicitation.

Article 5 - UGC



The selected contractor is also required to submit performance and payment bonds in the amount of the contract, within ten days of receipt of the Fully Executed Contract.

If the contractor were to fail to submit the required bonds within the time specified, the bid security shall be forfeited as liquidated damages. In such circumstances, TPWD is authorized to proceed with award to the next highest ranked respondent.



Any  
Questions

## Submit ALL questions in eBuilder before 5:00 PM, May 22, 2024

All questions will be answered in the Q&A section.

Point of Contact: Lydia Reynolds, [lydia.reynolds@tpwd.texas.gov](mailto:lydia.reynolds@tpwd.texas.gov)

Phone: 512-389-4507, call only if you do not receive an emailed acknowledgement.

**FINAL REMINDER:** fill in every blank, sign all required documents, include every submittal with required attachment, double check everything prior to sending! Avoid disqualification due to missing information or missing pages in the response.

Do you have any questions? If so, go to the eBuilder bid portal and drop them in the Q&A section. Please don't wait until May 22 to ask the questions! If they are questions, that I can answer immediately, I will drop those in the portal and you will receive a response right away.

If you are having any difficulties getting into the bid portal, you may call me but that is the only thing I can help you with over the telephone.

Reminder, please fill every blank, sign every document, double check everything.

If you have any urgent questions, please send me an email or give me a call and I will help you as best I can.

My contact information is included on this slide, I've provided my email address and office phone number.

**If you have an urgent matter, please send an email and immediately follow up with a phone call.**

We will save a .pdf of this to the bid portal, TPWD website and ESBD within a few hours.

TPWD does not keep a plan holders list, sometimes we have subcontractors who want to participate but cannot participate as a prime. This is your opportunity to drop your contact information in the chat so anyone on the call as a general contractor can see you there. This is one of the only opportunities for contractors to see each other on this project and all of our projects.

Contact us immediately, if you are having trouble accessing the project, or participating in the project using eBuilder to submit your proposal we want to help you right away and remove those barriers, for that you can use a phone. For everything else we would consider a technical question and we has that you submit it in the eBuilder portal.



Does not appear we have any additional questions, we will wrap this up, and incorporate Megan Weinzierl's slides into this presentation and upload this to the TPWD website and the ESBD.

This concludes our meeting; thank you for your time, and we look forward to receiving your proposals!

END MEETING