



## HUB OPPORTUNITY

The University of Texas at Dallas invites your company to review and respond to the following Request for Proposal (RFP) opportunity.

- **RFP # 20250516-TB • Lab Renovation – Berkner Hall**
  - **Site Visit: June 6th @ 9:00 AM (CDT) – 2920 Facilities Way, Richardson 75080**
- **Proposal Due Date: June 26<sup>th</sup> @ 2:00 PM, (CDT)**

The School of Natural Sciences and Mathematics has identified a laboratory space within Berkner Hall that requires expansion and enhancement to support ongoing research initiatives. The proposed lab must accommodate a minimum of eight (8) fume hoods, space for eight (8) high-temperature ovens, and maximize available bench space. Additionally, a dedicated workspace is required to support multiple Graduate Assistants. To meet faculty research needs, the lab must also include infrastructure to manifold multiple toxic gases from an existing gas bunker located on the lower level of Berkner Hall.

The University of Texas at Dallas is seeking a qualified contractor to deliver all components as specified in the construction documents, ensuring full compliance with the outlined technical and safety requirements. Note: Attending the **PRE-PROPOSAL/SITE VISIT is MANDATORY** for this opportunity

Project has a **21.1%** HUB participation goal.

All interested vendors, not currently registered, are recommended to sign-up ([University of Texas - Dallas \(bonfirehub.com\)](https://bonfirehub.com)).

Cutoff for all questions must be sent by Wednesday, June 11th @ 2:00 PM (CDT).

Thank you.

Contact University of Texas at Dallas HUB Team should you have general questions at [reginald.cleveland@utdallas.edu](mailto:reginald.cleveland@utdallas.edu).

The University of Texas at Dallas  
800 W. Campbell Road, Richardson, Texas 75080

[www.utdallas.edu](http://www.utdallas.edu)



THE UNIVERSITY  
OF TEXAS AT DALLAS

UTD20250516-TB

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# **University of Texas at Dallas Lab Renovation – Berkner Hall**

## **Scope of Work**

Buyer: Tonya Bester



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## About University of Texas at Dallas (“UTD”)

The University of Texas at Dallas is a Carnegie R1 classification (Doctoral Universities – very high research activity) institution, located in a suburban setting 20 miles north of downtown Dallas. The University enrolls more than 31,000 students — 72 percent undergraduate and 28 percent graduate — and offers a broad array of bachelor’s, master’s, and doctoral degree programs.

Established by Eugene McDermott, J. Erik Jonsson and Cecil Green, three founders of Texas Instruments, UTD is driven by the entrepreneurial spirit of its founders and their commitment to academic excellence. In 1969, the public research institution joined The University of Texas System and became The University of Texas at Dallas.

UTD is one of the fastest growing universities in the country and is among the top three public universities in Texas, as ranked by *U.S. News and World Report*. UTD is home to nationally ranked programs in a variety of fields, including those in science, engineering, business, and audiology. The University also has educational paths in the liberal arts and social sciences. UTD’s faculty includes members of the National Academies and more than 560 tenured and tenure-track professors. UTD’s athletic department is the second-largest Division III program in the U.S.

## **1. Project Overview and Objectives:**

- 1.1. The School of Natural Sciences and Mathematics has identified a laboratory space within Berkner Hall that requires expansion and enhancement to support ongoing research initiatives. The proposed lab must accommodate a minimum of eight (8) fume hoods, space for eight (8) high-temperature ovens, and maximize available bench space. Additionally, a dedicated workspace is required to support multiple Graduate Assistants. To meet faculty research needs, the lab must also include infrastructure to manifold multiple toxic gases from an existing gas bunker located on the lower level of Berkner Hall.
- 1.2. The University of Texas at Dallas is seeking a qualified contractor to deliver all components as specified in the construction documents, ensuring full compliance with the outlined technical and safety requirements.

## **2. Scope of Work**

- 2.1. The successful candidate will be responsible for delivering everything contained within the construction documents.

## **3. Project Requirements**

- 3.1. See Attachment A, Requirements for Competitive Sealed Proposals

## **4. Experience and Qualifications**

- 4.1. The selected candidate must possess a minimum of ten (10) years of experience serving as a general contractor.
- 4.2. The submission of prior experience with laboratory construction projects is required.

## **5. Response Format**

- 5.1. Proposals shall be a MAXIMUM OF THIRTY (30) PAGES. The cover, table of contents, divider sheets, HUB Subcontracting Plan, Acceptance of UTD Standard P.O. Terms, and Pricing Proposal do not count as printed pages.

## **6. Evaluation Criteria**

- 6.1 See Attachment A

**Any discussion of the RFP with a department staff member can result in Bidder disqualification. All questions regarding the RFP should be directed through the Bonfire portal.**

**ATTACHMENT A**  
**REQUIREMENTS FOR COMPETITIVE SEALED PROPOSALS**

**1. CRITERIA ONE: RESPONDENT'S ABILITY TO PROVIDE CONSTRUCTION SERVICES**

**(6 PTS)**

Provide the following information on your firm for the past **five** (5) fiscal years:

Volume

- Annual number, value and percent change of contracts in Texas per year;
- Annual number, value and percent change of contracts nationally per year;

Revenues

- Annual revenue totals and percent change per year;

Bonding

- Total bonding capacity;
- Available bonding capacity and current backlog;

**2. CRITERIA TWO: QUALIFICATIONS OF CONSTRUCTION TEAM (10 PTS)**

Provide resumes of the Respondent's team that will be directly involved in the Project, including their experience with similar projects, the number of years with the firm, and their city(s) of residence. Include as applicable, Project Managers, Superintendents, Assistant Project Managers and Superintendents.

Identify the *MECHANICAL, ELECTRICAL AND PLUMBING* Subcontractors included as part of this proposal, including their experience with similar projects.

**3. CRITERIA THREE: RESPONDENT'S PERFORMANCE ON PAST REPRESENTATIVE PROJECTS (10 PTS)**

Identify and describe the Construction Team's past experience for providing Construction Services that are MOST RELATED TO THIS PROJECT within the last five (5) years. List the projects in order of priority, with the most relevant project listed first. Provide the following information for each project listed:

- Project name, location, and description

- Color images (photographic or machine reproductions)
- Final construction cost
- Final project size in gross square feet
- Type of construction (new, renovation, or expansion)
- Name of Project Manager
- Name of Project Superintendent
- Names of Mechanical, Plumbing and Electrical Subcontractors

References (for each project listed above, identify the following):

- The Owner’s representative who served as the day-to-day liaison during construction, including telephone number

References shall be considered relevant based on specific project participation and experience with the respondent. The Owner may contact references during any part of this process. The Owner reserves the right to contact any other references at any time during the RFP process.

**4. CRITERIA FOUR: RESPONDENT’S PAST PERFORMANCE ON U.T. DALLAS**

**PROJECTS (5 PTS)**

Identify and describe the Construction Team’s past experience for providing Construction Services on University of Texas Dallas projects within the last five (5) years.

If the respondent has not previously provided Construction Services for The University of Texas at Dallas, then identify and describe the respondent’s past performance on Construction projects for “major” institutions of higher education (or similar) within the last five (5) years. Projects may repeat with Section above.

In either case above, provide the following information for each project listed:

- Project name, location, and description
- Color images (photographic or machine reproductions)
- Final construction cost
- Final project size in gross square feet
- Type of construction (new, renovation, or expansion)
- Name of Project Manager
- Name of Project Superintendent
- Names of Mechanical, Plumbing and Electrical Subcontractors

**5. CRITERIA FIVE: RESPONDENT’S PROJECT PLANNING AND SCHEDULING FOR THIS**

**PROJECT (9 PTS)**

Provide a CPM Milestone schedule for this Project and identify specific critical phases, milestones, approvals, and procurements anticipated.

Describe what you perceive are the critical Construction issues for this Project?

This Project is in an existing building that will remain occupied during construction, describe your plan to phase construction to minimize impact to the occupants in the existing building.

**6. CRITERIA SIX: RESPONDENT'S QUALITY CONTROL AND COMMISSIONING PROGRAM FOR THIS PROJECT (7 PTS)**

Describe your quality control program. Explain the methods utilized to ensure quality control during the Construction phase of a project.

Describe how you will maintain security during the construction of an occupied facility.

**7. CRITERIA SEVEN: RESPONDENT'S PROJECT SAFETY PROGRAM FOR THIS PROJECT (7 PTS)**

Describe your job site safety program for this Project and specific safety policies in which employees must be in compliance.

**8. CRITERIA EIGHT: RESPONDENT'S WARRANTY AND SERVICE SUPPORT PROGRAM FOR THIS PROJECT (6 PTS)**

Describe your warranty service support philosophy and warranty service implementation plan for this Project.

**9. COMPLIANCE WITH ALL RFP MANDATORY REQUIREMENTS (PASS/FAIL)**

- Signature Page
- Terms & Conditions

**10. HUB SUBCONTRACTING PLAN (PASS/FAIL)**