



# Austin Commercial

## NOTICE TO BIDDERS & INVITATION TO BID UNIVERSITY OF HOUSTON – CENTENNIAL HALL

### PROJECT DESCRIPTION:

Austin Commercial L.P. is requesting bids on the new Centennial Hall (student housing) project located on the University of Houston main campus in Houston. The project is a 6-story, multi-community residence hall structure and designed to house 1,000 students. Focused on fostering community engagement and providing robust academic support, the facility will be situated on current parking lot 13A, located south of the Fred J. Heyne building, east of Cougar Place and TDECU Stadium, west of the Roy G. Cullen building, and north of Cougar Woods and Cougar Woods Dining Commons.

The scope of work includes the new building, site utilities, landscape development, paving, and other site improvements. As the site lies within the 500-year floodplain, the finished floor elevation will be raised by 3 feet above the current grade. Site preparation will require the demolition and removal of approximately 60,150 square feet of paving, including light poles, 2-inch conduit, and the existing storm sewer infrastructure. The existing electrical duct bank and manhole will need to be relocated around the new building footprint. Additionally, the alternate to relocate Cougar Place and add a new service road South of Heyne has been approved by the University of Houston.

The building’s foundation will consist of strip footings and a slab on void boxes, in accordance with UH design standards and program design parameters. The primary structural system will consist of light-gage load bearing stud walls or steel beams framing into steel columns. The floor and roof system are to consist of 6 ½” thick (total) concrete composite floor on steel deck. The lateral system is anticipated to be conventional steel framed braces.

The total building area is 242,000 square feet. The ground floor will be dedicated to common areas, recreational spaces, learning areas, staff and administrative offices, support services, and both residential and community spaces. Floors 2-6 will primarily consist of residential units, study lounges, kitchens, and laundry facilities, with open bridges connecting the separate communities on each level. The building’s exterior will include brick, burnished block, punched windows, metal panels, and large curtainwall sections. Exterior courtyards and gathering areas will create vibrant outdoor spaces that enhance student life.

### BID PACKAGES:

05 Decorative Metal Railings	10 Prefabricated Aluminum Canopies
06 Millwork	10 Building Specialties
08 Overhead Doors	10 Signage
08 Auto Door Operators	11 Residential Appliances
09 Acoustical Ceilings and Wall Panels	11 Waste Compactor
09 Flooring	12 Window Treatments
09 Tile	14 Trash Chute
09 Epoxy Flooring	32 Fence and Gates
09 Painting and Wall Covering	32 Landscaping

### BID PACKAGE SCHEDULE:

Bid Package Out for Bidding.....	January 30 <sup>th</sup> , 2026
Pre-Bid Meeting (Virtual, non-mandatory).....	February 4 <sup>th</sup> , 2026 at 1:00PM
Pre-Bid RFI’s deadline.....	February 9 <sup>th</sup> , 2026 at 2:00PM
RFI Responses from A/E.....	February 13 <sup>th</sup> ,2026
<b>Proposals Submitted via Building Connected due</b>	<b>February 19<sup>th</sup>, 2026 at 2:00PM</b>

### BID DOCUMENTS:

**Bidding Documents, Plans and Specifications will be available through Building Connected.** Building Connected is an online plan room service that is available to access at no cost to subcontractors/ vendors interested in proposing on this project.



Link to Project Folder:

<https://app.buildingconnected.com/public/5589db85eec22d090010e074>

Please contact Maryna Chabatar at [mchabatar@austin-ind.com](mailto:mchabatar@austin-ind.com) if you would like to gain digital access to the project.

**PRE-BID MEETING INFORMATION:**

This meeting will be held virtually via Microsoft Teams, and the link to the meeting can be found below. Note that attendance at this meeting is not mandatory and will not preclude your firm from bidding on this project, however all potential bidders are encouraged to attend.

**Microsoft Teams meeting link:**

**Join:** <https://teams.microsoft.com/meet/23794103951412?p=CkYeoOLq41kTgrGx64>

Meeting ID: 237 941 039 514 12

Passcode: Tg9om6qE

**Dial in by phone**

[+1 469-808-9923,730497424#](tel:+14698089923730497424) United States, Plano

Phone conference ID: 730 497 424#

