

**REQUEST FOR QUALIFICATIONS FOR A DESIGN-BUILD FIRM FOR A DESIGN AND CONSTRUCTION  
PROJECT BY SOMERVELL COUNTY HOSPITAL DISTRICT (the “District”)**

The District invites responses from qualified firms to serve as a design-build engineering and construction firm on a project involving all aspects of design, engineering, construction, installation, and commissioning on the facility at 1021 Holden Street, Glen Rose, TX 76043.

The general scope of the project is as follows - a campus wide LED lighting upgrade and retrofit (indoors and outdoors); HVAC and mechanical system replacements and upgrades across the campus; energy management and building controls system installation; and energy and operational savings initiatives.

The project site is located at 1021 Holden Street, Glen Rose, TX 76043.

All work must be completed in accordance with applicable laws, including but not limited to, Texas Government Code Chapter 2269 and Texas Administrative Code Title 25, Part 1, Chapter 133. The selected design-build firm will be expected to agree to provide a lump sum price contract on the project. The proposed schedule for the project is estimated to be 16 - 22 months in duration.

The criteria that will be used for selection of the design-build firm, as well as the weight assigned to each criterion, are as follows – total points will be 100:

- Prior/Unique Experience in similar Design-Build Engineering and Construction projects in the state of Texas – 25 points
- Firms prior experience assisting with and aiding in securing funding from the State Energy Conservation Office (SECO), and other 3<sup>rd</sup> party lenders – 25 points
- Firms Texas References– 20 points
- Personnel Qualifications/Experience – 20 points
- Corporate Qualifications – 10 points

The submitted response should address each criterion above, in addition to addressing how the design-build firm will provide guaranteed energy and operational savings to the District for a minimum of two years after project completion.

The estimated budget for the project is \$ 2.8M - \$6.5M.

Sealed responses will be accepted at 1021 Holden Street Glen Rose, Texas until 5:00 p.m. CST September 26<sup>th</sup>, 2022. Responses will be opened publicly at the Somervell County Hospital District Board Meeting starting at 7:00 p.m., September 29<sup>th</sup>, 2022. Responses received after 5:00 p.m. CST September 26<sup>th</sup>, 2022, will not be accepted.

Additionally, the District shall evaluate the design-build firm's experience, technical competence, and capability to perform, the past performance of the design-build firm and members of the design-build firm, and other appropriate factors submitted by the design-build firm in response to this request for qualifications, except that cost-related or price-related evaluation factors are not permitted.

Each design-build firm must certify to the District that each architect or engineer that is a member of the design-build firm was selected based on demonstrated competence and qualifications, in the manner provided by Texas Government Code Section 2254.004.

The District may qualify up to a maximum of five responders to submit proposals that contain additional information and, if the District chooses, to interview for final selection.

The District shall evaluate the additional information submitted by the offerors on the basis of the selection criteria stated identified above and the results of any interview.

The District may request additional information regarding demonstrated competence and qualifications, considerations of the safety and long-term durability of the project, the feasibility of implementing the project as proposed, the ability of the offeror to meet schedules, or costing methodology. As used in this subsection, "costing methodology" means an offeror's policies on subcontractor markup, definition of general conditions, range of cost for general conditions, policies on retainage, policies on contingencies, discount for prompt payment, and expected staffing for administrative duties. The term does not include a guaranteed maximum price or bid for overall design or construction.

The District shall rank each proposal submitted on the basis of the criteria set forth above. The District shall select the design-build firm that submits the proposal offering the best value for the District on the basis of the published selection criteria above and on its ranking evaluation. The District shall first attempt to negotiate a contract with the selected firm. If the District is unable to negotiate a satisfactory contract with the selected firm, the District shall, formally and in writing, end all negotiations with that firm and proceed to negotiate with the next firm in the order of the selection ranking until a contract is reached or negotiations with all ranked firms end.

For further information, contact Michael Honea, Somervell County Hospital District CEO, at (254) 897-2215.