



ALAMO
COLLEGES
DISTRICT

PURCHASE OF CONSTRUCTION MANAGER AT RISK
(CMAR) SERVICES ON AN INDEFINITE DELIVERY,
INDEFINITE QUANTITY (IDIQ) BASIS
(Step One)

REQUEST FOR QUALIFICATION STATEMENTS (RFQS)
RFQS NO. 2026-0090
Release Date: April 15, 2026

Responses must be submitted to:
Alamo Colleges District
Purchasing and Contract Administration
See addresses in "Key Dates and Meetings."

Pre-Response Meeting: April 28, 2026, 9:00 am
Qualification Statements Deadline: May 15, 2026, 2:00 p.m.

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KEY DATES AND INFORMATION

- RFQS NAME:** Request for Qualification Statements (RFQS) for Construction Manager at Risk Services (CMAR) on an Indefinite Delivery, Indefinite Quantity (IDIQ) Basis using a two-step process.
- PRE-RESPONSE MEETING:** A Pre-Response meeting is scheduled at 9:00 AM, April 28, 2026, at Alamo Colleges District, 2222 N. Alamo, San Antonio, Texas 78215. The Pre-Response meeting is not mandatory; however, attendance is strongly encouraged.
- SUBMITTAL DEADLINE:** May 15, 2026, prior to 2:00 pm
- DELIVERY LOCATION:** Offeror may upload the Qualifications to [Alamo Colleges District e-Bidding portal](#) or delivered to:
- Alamo Colleges District
Purchasing and Contract Administration
Re: Purchase of Construction Manager at Risk (CMAR) Services on an Indefinite Delivery, Indefinite Quantity (IDIQ) Basis
Alamo Colleges District
RFQS # 2026-0090
Reception Desk
2222 N. Alamo St.,
San Antonio, Texas 78215
- SELECTION AND AWARD:** Selection of qualified Offerors by the Board of Trustees as a result of the RFQS expected to happen in August 2026. Any contract awards will occur after selection at the second step of the two-step process hereinafter described, subject to subsequent agreement based upon the Attachments, Exhibits and terms acceptable to District counsel.
- NOTICE:** All questions related to this RFQS are to be directed to Maria V. Bates, Assistant Director, via email to: mbates28@alamo.edu

Minimum Qualifications

The respondents to this RFQS must have the following minimum qualifications. Failure to meet minimum qualifications may be grounds for rejection. Alamo Colleges District reserves the right to reject qualification statements that fail to include this information with the Offeror's qualification statement submission.

- a. Offeror(s) must affirm in writing and include with the proposal a letter from their bonding company (i) indicating that the Offeror possesses the financial resources to meet bonding requirements for a minimum of \$10,000,000; and (i) identifying the Offeror's maximum bonding capacity.

Yes, _____ No _____

- b. Offeror(s) must affirm in writing and include with supporting documentation with qualification statements that the firm has the capacity to provide insurance as noted in Section 5.6 and/or participate in an Owner Controlled Insurance Program (OCIP).

Yes, _____ No _____

- c. Offeror(s) must include with their proposal, audited financial statements for the most recent year including a balance sheet, income statement, statement of cash flows, and notes to the financial statements. The financial statements must be audited by an independent CPA firm and include an unmodified opinion. The District will only consider proposals submitted by financially strong and stable Offerors.

Yes, _____ No _____

- d. Offeror(s) must affirm in writing and include supporting documentation with qualifications statements that the Offeror understands and agrees to all terms, conditions, requirements, and specifications stated within this Request for Qualifications and Contract Documents?

Yes, ___ No _____

If NO, please explicitly state, on a separate document titled "Exceptions," all specific exceptions to the RFQS or Contract Documents or OCIP. The Offeror must note all requested specific itemized modifications or exceptions, and Offeror may not refer to or reference any other documents or prior agreements. Alamo Colleges reserves the right to reject RFQs which it finds objectionable due to quantity and/or nature of proposed modifications or exceptions.

GENERAL INFORMATION

1.0 BACKGROUND

1.1 Organizational Description (Who We Are)

Alamo Community College District (Alamo Colleges District or ACD) is a nationally recognized organization and the recipient of the Malcom Baldrige National Quality Award, the nation's highest honor for performance excellence, in both 2018 and 2024. The Aspen Institute named San Antonio College the winner of the 2021 Aspen Prize for Community College Excellence and received \$600,000. Four of the five colleges in the Alamo Colleges District are named in the top 150 of the nation's best community colleges, and Palo Alto College is among the top two in the country. Alamo Colleges District includes Palo Alto College, Northwest Vista College, San Antonio College, St. Philip's College, and Northeast Lakeview College, along with a number of off-campus locations throughout the San Antonio metropolitan area, serving an eight-county region, with a total unduplicated enrollment of over 88,000 students.



From our origin as a community college district in 1945 through decades of change and expansion, we have worked to make higher education accessible and affordable. ACD provides academic, vocational, and technical courses for certificates of completion, associate degrees, bachelor's degrees, continuing education, and workforce training at its five colleges and seven education and training centers. Our credits transfer to four-year universities for those pursuing advanced degrees, and our workforce development and continuing education programs help individuals build new careers and meet the needs of businesses. Our moonshot is to partner to end poverty through education and training – whether that is a certificate, an associate degree, or workforce-oriented baccalaureate degrees.

The Alamo Colleges District is one of the largest community college systems in the United States and the fourth largest in Texas. Bexar County is the taxing district for ACD. We, however, serve a much larger region; our service area includes all of Banderita, Bexar, Comal, Kendall, Kerr, and Wilson Counties, and most of Atascosa and Guadalupe Counties. San Antonio is the seventh-largest city in the nation with an estimated 1.5 million people, of which 60% are Hispanic. Of all students enrolled in post-secondary education in the city, approximately 39% are enrolled in one of our colleges.

ACD serves the Bexar County community and its service area through its programs and services that help students succeed in acquiring the knowledge and skills needed in today's world. Students are taught by highly qualified faculty with Master's and Doctorate degrees who are dedicated to creating a learning-centered environment. Student services include advising, computer labs, tutoring, financial aid services, services for the disabled, advocacy centers, developmental instruction, veteran's services, and job placement assistance.

ACD, a Hispanic-Serving System which includes the nation's only college that is both a Historically Black College and a Hispanic-Serving Institution, is the nation's third largest producer of Hispanic nurses. ACD is also one of Texas' largest providers of online post-secondary

education. A diverse international program brings Central American and other teachers to San Antonio for advanced education while affording students and faculty the opportunity to gain the skills to work in a global economy.

1.2 The Five Colleges of the Alamo Colleges District



The five colleges that comprise ACD include: St. Philip's College (SPC), established in 1898; San Antonio College (SAC), established in 1925; Palo Alto College (PAC), established in 1985; Northwest Vista College (NVC), established in 1995; and Northeast Lakeview College (NLC), established in 2007. All the colleges are within San Antonio city limits except Northeast Lakeview College, located in Universal City, just to the northeast of San Antonio. Each College is accredited independently by the Southern Association of Colleges and Schools Commission on Colleges

Each College has typical college campus facilities such as academic and classroom buildings, administrative buildings, library facilities, gymnasiums, cafeterias, science classrooms and labs, and computer labs. In addition, there are a number of specialty facilities such as performing arts centers, natatoriums, allied health, emergency medical training areas, and aviation classrooms adjacent to the runway at the historic Stinson

Field. ACD occupies more than 6.8 million square feet of space on 1,047 acres. A \$987 million capital improvement program was approved by the voters of Bexar County in 2025.

1.3 District Support Operations (DSO)

District Support Operations (DSO), located in the Alamo Colleges Center of Excellence for Student Success (ACCESS) building close to the urban contemporary Pearl District, provides administrative services and support to the five colleges under Collaborative Agreements. The ACCESS facility encompasses 160,950 square feet of space which houses the executive offices for the Chancellor and Vice Chancellors, as well as Human Resources, Legal Services, Ethics, Communications, Internal Audit, Strategic Planning and Performance Excellence, Institutional Research and Effectiveness, Information Technology, Finance and Fiscal Services, Facilities, Student Financial Aid, Center for Student Information, Police, workforce programs, and other service units. The ACCESS building has a large conference center for cross-college meetings, program collaboration, and community use. Some remaining DSO personnel are co-located with the colleges on their campuses, enabling them to be close to the students they support

1.4 Off-Campus Sites

The Alamo Colleges District also maintains several off-campus sites to better serve the residents of Bexar County and those located within the surrounding service area.

- Brackenridge Education & Training Center
- Eastside Education and Training Center
- First Responders Academy (FRA), Von Ormy, TX
- Greater Kerrville - Alamo Colleges Center
- Harlandale Education and Training Center
- Northeast Lakeview College at New Braunfels

- Northwest Education & Training Center (under development)
- Northwest Vista College Southwest Research Institute Center
- Southside Education & Training Center
- St. Philip's College Military Base Locations
- St. Philip's College Southwest Campus
- Westside Education and Training Center
- Workforce Center of Excellence

Our Colleges are open-door institutions whose students come to college with various goals and at various levels of preparedness. Consequently, we serve students and the community with transfer courses, academic and technical degrees, and workforce development and continuing education options, offering more than 325 degree and certificate programs. Our educational program and service offerings are designed to meet the educational goals and service needs of our students. We deliver these services through semester, flex, weekend, evening, and online courses.

1.5 Awards and Recognitions:

2025

- The Aspen Institute named NVC as a finalist for the 2025 Aspen Prize for Community College Excellence
- All five Alamo Colleges earn gold-level Veteran Education Excellence Award
- ACD received the 2025 Excellence in Mental Health and Well-Being Award from Insight Into Academia magazine.
- AAA Bond Rating (Moody's)
- AAA Bond Rating (Standards and Poor's)

2024

- ACD honored as the only community college system in the nation to earn the Malcolm Baldrige National Quality Award (2018 and 2024).
- Great Place to Work Designation (Great Place to Work)
- Leader College of Distinction (Achieving the Dream)
- Network Legend Award (Achieving the Dream)
- Certificate of Excellence in Financial Reporting (Government Finance Officers Association)
- Certificate of Distinction Award (Government Treasurers' Organization of Texas)

2023

- ACD honored with National Bellwether Award for Program Excellence.
- Leader College (Achieving the Dream)
- ACD Chancellor wins the Baldrige Foundation Award for Leadership Excellence.

2022

- ACD earns the Award of Excellence for Student Success from the American Association of Community Colleges.
- ACD receives the Franklin Covey Greatness Award.

2021

- SAC is the recipient of the \$1 million 2021 Aspen Prize for Community College Excellence
- NVC and PAC named to Aspen Top 150 community colleges

2020

- ACD honored with San Antonio Business Journal Resiliency in Business Award.
- Four Alamo Colleges Top in the Nation for Online Community Colleges (NVC, PAC, SPC, SAC)
- ACD Honored with 2020 Leah Meyer Austin Award from Achieving the Dream
- SPC receives the Texas Award-Next for Performance Excellence

1.6 **Workforce Profile of Alamo Colleges District**

Our workforce includes 6,707 faculty, administrators, staff, and work-study (student employees). The District’s diverse workforce continues to be representative of both our student population and the demographics of Bexar County. Teaching faculty are required to meet the certification requirements associated with accreditation set by the SACSCOC. Some positions in the administrative segment require professional or doctoral degrees, while others require bachelor’s or master’s degrees, and positions in the staff segment require at least a high school level of education. Special health and safety related requirements exist in the following areas: recognized hazardous work environments such as welding, electrical, chemical, and ergonomics; compliance with Texas Commission on Law Enforcement Standards for police officers; and driving safety for vehicle operators.

1.7 **Organizational Structure/Organizational Governance of ACD**

The Chancellor is the Chief Executive Officer (CEO) and reports to a 9-member Board of Trustees (Board) with one non-voting Student Trustee; the members represent nine different districts in Bexar County and are elected by community members to serve for a term of six years. The Student Trustee is selected by the Board from the student associations of the five Colleges and serves a one-year term. By state statute, the Board is the governing body that sets policy, appoints the Chancellor, levies property taxes, and approves the budget. The Board is the final authority on all matters of governance for the organization. College Presidents report to the Chancellor, serve as CEOs of their college; and sit on the Strategic Leadership Team, the senior decision-making body within the organization.

1.8 Offerors can visit Alamo Colleges District’ website at <https://www.alamo.edu/> to learn more.

1.9 Definition of Terms:

- 1.9.1 “Alamo Colleges District,” “A C D ”, “District” or “ACCD” refers to the Alamo Community College District.
- 1.9.2 “Offeror,” “Proposers,” “Respondent”, or “Company” refers to a company which chooses to submit a Proposal to provide products and/or services for the District as specified in this RFQS.
- 1.9.3 “Contractor” refers to the company awarded a contract to provide products and/or services for the Alamo Colleges District as specified in this RFQS.
- 1.9.4 “Proposal” or “Response” refers to the offer, from Offeror to the Alamo Colleges District, to provide the products and/or services as specified in the RFQS.
- 1.9.5 “ACD Holidays” refers to ACD offices are officially closed. ACD Holidays generally include Labor Day, Thanksgiving, Winter Break, MLK Day, Spring Break, and Memorial Day, in addition to other designated holidays identified as “College Closed” in the Academic Calendar published online at <https://www.alamo.edu/academics/academic-resources/academic-calendar/> for each academic year.
- 1.9.6 “Board of Trustees”, “BoT” refers to the governing body of ACD.

2.0 PURPOSE:

This RFQS is to solicit qualification statements for a contract for the Purchase of Construction Manager at Risk Services on and Indefinite Delivery, Indefinite Quantity (IDIQ) Basis, including, but not limited to, the projects listed at Table 1 (“Project(s)”).

3.0 SCOPE OF WORK - CONSTRUCTION MANAGER AT RISK SERVICES

3.1 Alamo Colleges District is seeking to establish a pool of highly qualified and experienced Construction Managers at Risk on an Indefinite Delivery, Indefinite Quantity (IDIQ) Basis. The awarded Offerors shall provide:

- 3.1.1 Preconstruction Services to lead and support project teams in planning, budget development, construction schedule development, constructability evaluation, value-added and value-engineering, and cost savings measures to meet project program requirements.
 - 3.1.2 Guaranteed Maximum Price (GMP) Proposals for construction of buildings, parking structures, renovations, remodels, utility infrastructure, central plants, system upgrades, parking lots, hardscapes, landscaping, and/or any public work at Alamo Colleges District; with not-to-exceed prices for cost of work and general conditions.
- 3.2 It is anticipated that work performed under these contracts will be in accordance with the following general parameters.
- 3.2.1 The scope of work is providing Construction Manager at Risk Services on an Indefinite Delivery, Indefinite Quantity (IDIQ) basis. The location and Projects of the work are to be determined. Work under this RFQ could occur at any of the Alamo Colleges District properties.
 - 3.2.2 There is NO guarantee of any work associated with this solicitation.
 - 3.2.3 The selected Construction Manager at Risk firm(s) may work as a general contractor, on any of the Alamo Colleges District Projects, which could include new construction, remodeling, renovations, rehabilitation, repair, and/or system upgrades.
 - 3.2.4 The selected Construction Manager at Risk firm(s) will perform preconstruction Services for specific project(s) based on the project program to assist Alamo Colleges District's project team through planning, constructability, coordination, budgeting, scheduling, and cost control of schematic design, design development, and construction document phases.
 - 3.2.5 The selected Construction Manager at Risk firm(s) will submit a Guaranteed Maximum Price (GMP) proposal, usually at 90% complete construction documents, to meet required project scope and deliverables.
 - 3.2.6 All building design, system design, and construction is to be performed in accordance with "Alamo Colleges Design Standards for "Design and Construction" as well as "Educational Standards" (located at: <https://www.alamo.edu/about-us/offices-departments/departments/facilities-and-construction-management/>).
 - 3.2.7 Construction Manager at Risk firm(s) work will ensure that the construction of buildings, systems, and equipment all meet or exceed requirements and function in accordance with the Construction Documents and the Contract Documents.
 - 3.2.8 Depending on the project, the selected Construction Manager at Risk firm(s) may be required to provide services from any point in the development and construction process to include project development, pre-design planning, constructability evaluations, value-added and value-engineered, detailed estimates, site logistics, scheduling, construction, construction services, commissioning and warranty phases.
 - 3.2.9 Award of a contract does not grant the awarded firm(s) exclusive right to perform any or all possible Construction Manager at Risk work for Alamo Colleges District at any given campus or site. Alamo Colleges District reserves the right to contract with additional

Construction Managers at Risk and others in the best interest of the Alamo Colleges District.

3.3 The following is a list of anticipated services that may be required. The Offerors should address their ability to provide these services in their response.

- Preconstruction Services
- Project Executive Oversight
- Budget Development
- Cost Estimating
- Project Planning and Development
- Schedule Development and Analysis
- Cost-loaded Schedules
- Constructability Reviews
- Value-Added and Value-Engineered Efforts
- Guaranteed Maximum Price (GMP) Proposals
- Fully Developed CPM Schedule
- Look Ahead Construction Schedule
- Project Safety Plan
- Daily Job Safety Assessments
- Quality Control and Inspections
- MEP System Startup and Commissioning support
- General Contractor
- Superintendent/ Assistant Superintendent
- Project Manager
- Project Engineer
- Field Engineer
- Project Expeditor
- Project Controls and Support Staff
- Projectmates Program/Project Management Software
- Warranty inspections and work

3.4 The list below (Table 1) are examples of Construction Manager at Risk Services Projects for new construction except as otherwise noted. The scope and schedule for the specific projects will be determined by Alamo Colleges District as funding is identified.

Table 1

CAMPUS	PROJECTS	TOTAL BUDGET
NLC	School of Engineering	\$75,000,000.00
SAC	Architecture, Drafting and Engineering	\$25,000,000.00
NVC	School of Emerging Technologies	\$70,000,000.00
SPC	Center of Automotive Technology	\$65,000,000.00
PAC	Automotive (T-TEN Program) & Heavy Machinery	\$30,000,000.00
SAC	School of Nursing and Health Professions	\$95,000,000.00
PAC	Center of Applied Technology	\$65,000,000.00
SPC	Center of Construction Technology	\$50,000,000.00
NLC	Career Technical Program Expansion	\$20,000,000.00
District	Innovation Center	\$30,000,000.00
EWD	Transportation Training Center	\$10,000,000.00
NVC	Campus Expansion	TBD
NW ETC	Northwest ETC Expansion	\$70,000,000.00
North Central ETC	North Central ETC	\$75,000,000.00
District	ACCESS Building Renovation / Expansion	\$50,000,000.00
District	Community Conference & Professional Development Center	\$60,000,000.00
District	Physical Plant & Infrastructure Improvements	\$23,000,000.00

- 3.5 See Table 1 for a list of the current bond funded Construction Manager at Risk Services projects. Total budget is approximately \$813,000,000 to be expended over the next five to seven years.
- 3.6 If Alamo Colleges District enters into a contract, Alamo Colleges District may terminate the contract at any time if funds are unavailable, restricted, withdrawn, or not approved, if service is unsatisfactory, or for its convenience.

4.0 SELECTION PROCEDURES

- 4.1 The Construction Managers at Risk will be selected according to established procedures by the Alamo Colleges District and in accordance with Texas Government Code, Section 2269.253 as a two-step process. The selection criteria and weighted value for each criterion for this project are shown in Section 6.3 of the RFQS. The Alamo Colleges District reserves the right to award a contract, or to decide not to award any contract, in the best interest of the District.
- 4.2 Respondents shall submit written responses in accordance with instructions herein and may be interviewed by a selection committee. Alamo Colleges District reserves the right to retain all responses and to use any ideas submitted in a response regardless of whether the response is selected. Additionally, Respondents may be called upon to make oral presentations as part of the evaluation process.
- 4.3 Alamo Colleges District reserves the right to reject any and all responses submitted and re-solicit as deemed necessary.

- 4.3.1 **Step One – Qualifications** - Assuming that one or more satisfactory responses are received, the Alamo Colleges District selection committee shall short list top qualified Respondents on the basis of the factors listed in this Request for Qualifications, including, without limitation, the past performance of the Respondent and its members, and other appropriate factors published by Alamo Colleges District and/or submitted by the Respondents in response to the Request for Qualifications (collectively, “Qualifications”).
- 4.3.2 **Step Two – Cost Proposal** – The District shall ask no more than five short-listed Respondents to submit additional information, potentially including, but not limited to specific qualifications, and proposed pricing for pre-construction services, construction manager’s fee and general conditions, for one or more projects. The District shall select the offeror that submits the proposal that offers the best value for the District based on the published selection criteria and on its ranking evaluation. The District shall first attempt to negotiate a contract with the selected offeror and if unable to do so, the District will formally and in writing end negotiations with the offeror and proceed to negotiate with the next offeror in the order of the selection ranking until a contract is reached or negotiations with all ranked offerors end.
- 4.3.3 **Delegation** - The District’s Board of Trustees has delegated or will delegate the performance of Step Two and follow-on processes, including, without limitation, contracting (but not Guaranteed Maximum Price Amendment), to the Chancellor, Vice Chancellor for Facilities & Facilities Services, and their delegates. Guaranteed Maximum Price Amendments require Board of Trustees approval.

4.4 Anticipated Solicitation Schedule

A.	Alamo Colleges District Advertise RFQS	April 19 and April 26, 2026
B.	Pre-Response Meeting	April 28, 2026
C.	Qualifications Response Deadline (Step One)	May 15, 2026
D.	Award of Qualified Status	TBA
E.	Step Two Proposals	TBA

- 4.5 Responses that contain exceptions, modifications, conditional clauses, alterations to the specifications and requirements, items not called for in the RFQS documents, or irregularities of any kind are subject to rejection by the Alamo Colleges District, at its option.

5.0 GENERAL REQUIREMENTS

- 5.1 The Alamo Colleges District may terminate a contract with a person or business entity if the Alamo Colleges District determines that the person or business entity failed to give notice of criminal history or misrepresented the conduct resulting in the conviction. The criminal history notification requirement does not apply to a publicly held corporation.
- 5.2 Reserved.
- 5.3 Offerors shall indicate any exceptions to any paragraph; otherwise, acceptance of all conditions contained in the RFQS and its attachments is assumed. Exceptions or Modifications stated by the Offeror to any of the paragraphs herein may be cause for rejection of the proposal, other than variances deemed minor by the Alamo Colleges District. The Offeror must certify whether all specifications have been met and state any exceptions or modifications on a separate sheet. See Minimum Qualifications.

- 5.4 Section 11 of the RFQS contains the Proposal Form including the Execution of Offer and other required documents as follows:
- 5.4.1 Certification of Non-Collusion found in Section 11.10 of the RFQS
 - 5.4.2 Response Certification found in Section 11.11 of the RFQS
 - 5.4.3 Conflict of Interest Questionnaire found in Section 11.12 of the RFQS
 - 5.4.4 Other documents as may be required by the Request for Qualifications and its attachments. Responses are to be submitted in accordance with the sequence of information outlined in the RFQS. Failure to execute or provide this information may result in disqualification of the response.
- 5.5 The successful Offeror must agree to accept the attached form of agreement with only insubstantial modifications, which must be specifically noted on the Proposal Form in Section 1 (minimum qualifications) of this RFQS and without reference to any other documents or prior agreements.
- 5.6 **Types and Limits of Insurance, Including Professional Liability/Errors and Omissions:** Please see the Contract Documents attached hereto for the minimum limits of coverage, which are subject to change at Owner's discretion including but not limited to AIA A133, Exhibit B Insurance and Bonds.

Offerors selected for contract award are required to submit to the Alamo Colleges District proof of coverage in the above limits within ten (10) calendar days after notification of selection for contract award. Failure to comply with insurance requirements in a timely manner may result in nullification of contract award.

Owner Controlled Insurance Program. District may elect to utilize an Owner Controlled Insurance Program. As a result, the Proposer must disclose any reason why it would not be able to participate in an Owner Controlled Insurance Program, which must be specifically noted on the Proposal Form in Section 1 (minimum qualifications).

- 5.7 **Public Information:** The Alamo Colleges District is a governmental entity in the State of Texas. Documents submitted pursuant to this procurement solicitation become a government record. Access by the public to government records is governed by the Texas Public Information Act ("PIA"). Proprietary information, such as trade secrets and confidential commercial and financial information submitted in response to this procurement solicitation which Offeror (or any Offeror responding to this procurement solicitation) believes should be exempted from disclosure shall be specifically identified and marked as such. Blanket-type identification by designating a whole document or pages or sections as containing proprietary information, trade secrets or confidential commercial and financial information will not ensure confidentiality, especially if information is contained in the designated areas that clearly is not of a confidential nature. In the event a request is made for information designated as proprietary, Alamo Colleges District may determine in its sole discretion whether sufficient legal justification exists for withholding the information and whether an opinion should be requested from the Texas Attorney General. If an opinion is requested from the Texas Attorney General, Alamo Colleges District will notify Offeror (or the particular Offeror affected) and Offeror has the responsibility, in accordance with PIA, to assert any arguments it may have in opposition to release of the information. In the event Offeror requests judicial intervention, the party so requesting shall indemnify Alamo Colleges District for its costs (including attorney's fees) associated with the judicial action. Under no circumstances will Alamo Colleges District be liable for any costs, damages, or claims of any nature, related to release or disclosure of any information contained in documents submitted pursuant to this

procurement solicitation.

- 5.8 **Type of Contract:** Any contract(s) resulting from this solicitation will be in the form of the Alamo Colleges District Standard Construction Management at Risk Agreement. This consists of the amended American Institute of Architects' A133-2019 Standard Form Agreement between Owner and Construction Manager as Constructor where the basis of payment is the Cost of Work plus a Fee with a Guaranteed Maximum Price, A133-2019 Exhibit B Insurance and Bonds, and A201-2017 General Conditions of the Contract for Construction, each as revised by Owner along with Exhibit A Attachments A – K and Representations and Warranties to Governmental Entities, Exhibit B to this RFQS.
- 5.8.1 The Alamo Colleges District reserves the right to award multiple contracts. It is anticipated that multiple contract(s) for Construction Manager at Risk services may be awarded as a result of this solicitation.
- 5.9 **Clarifications and Interpretations:** Any clarifications or interpretations of this RFQS that materially affect or change its requirements will be issued by Alamo Colleges District as an addendum. All such addenda issued by Alamo Colleges District before the Responses are due are part of the RFQS, and offerors shall acknowledge receipt of and incorporate each addendum in its Response.
- 5.9.1 All questions, inquiries, and requests for clarifications concerning this RFQS must be submitted, in writing, to Velma Bates, Alamo Colleges District Purchasing and Contract Administration, by email to mbates28@alamo.edu on or before seven (7) calendar days prior to the scheduled deadline for receipt of responses.
- 5.9.2 Offerors shall consider only those clarifications and interpretations that Alamo Colleges District issues by written addenda prior to the submittal deadline. Interpretations or clarifications in any other form, including oral statements will not be binding on Alamo Colleges District and should not be relied on in preparing a response.
- 5.10 Alamo Colleges District Reservation of Rights: The Alamo Colleges District may evaluate the responses based on the anticipated completion of all or any portion of the Project. Alamo Colleges District reserves the right to reject any and all responses and re-solicit for new responses, or to reject any and all responses and temporarily or permanently abandon the Project. Alamo Colleges District make no representations, written or oral, that it will enter into an agreement or any form of agreement with any offeror to this RFQS for any project and no such representation is intended or should be construed by the issuance of the RFQS.
- 5.11 Acceptance of Evaluation Methodology: By submitting a response in response to this RFQS, Offeror accepts the evaluation process and acknowledges and accepts that determination of the “most qualified” firm response will require subjective judgments by Alamo Colleges District.
- 5.12 No Reimbursement for Costs: Offeror acknowledges and accepts that the Alamo Colleges District will not reimburse Offerors responding to this RFQS for any expenses incurred in preparing or presenting proposals. Any costs incurred from the Offeror’s participation in this RFQS shall be at the sole risk and responsibility of the Offeror.
- 5.13 Eligible Offerors: Only qualified and properly licensed individuals or lawfully formed business organizations may submit responses. Alamo Colleges District will only contract with Respondents to this RFQS.
- 5.14 Sales and Use Taxes: The Alamo Community College District (Alamo Colleges District)

qualifies for exemption from the Texas Limited Sales, Excise, and Use Taxes for materials incorporated into its projects. Successful Offerors shall be provided a tax exemption certificate upon request.

5.15 Reserved.

5.16 Reserved.

5.17 Local Government Officer Conflicts Disclosure Statement: In accordance with the HB 1295, Texas Government Code 2252.908, the awarded contractor will be required to submit an electronic Disclosure of Interested Parties to Alamo Colleges District for any contract over \$1,000,000 or any contract that requires a vote by the Alamo Colleges District Board of Trustee, at the time of contract execution. The 1295 Certificate of Interested Parties Electronic Filing application website is <https://www.ethics.state.tx.us/filinginfo/1295/>.

5.18 Communication: District Policy C.1.5 states that from the date the project is approved for publication until a contract is executed, no College District Board member or employee other than authorized Purchasing and Contract Administration personnel shall communicate with potential contractors, consultants, or other vendors (referred to collectively as potential proposers) who are interested in, or in the view of a reasonable person situated similarly to the potential proposer, might reasonably become interest in, any competitive procurement opportunity, other than for a legitimate purpose unrelated to the pending procurement. If, from the date the project is approved for publication until a contract is executed, a potential proposer contacts any Board member or College District employee other than authorized Purchasing and Contract Administration personnel, the Board member or College District employee shall inform the potential proposer that such communication is prohibited by policy, direct them to Purchasing and Contract Administration, and immediately report the contact to the designated representative in Purchasing and Contract Administration.

Proposers who violate this policy may be subject to a range of sanctions including disqualification from competition for the procurement opportunity and/or other future procurement opportunities after Board of Trustees review. Employees who violate this policy may be subject to disciplinary action, including termination after review by the Chancellor.

5.19 Student Internship Program: The Alamo Colleges District are engaged in a three-way partnership between employers, the community and educators to implement the Alamo Compact for Economic Performance (A-CEP). Each Offeror shall provide a discussion in their proposal/qualification statement which evaluates its ability and willingness to develop and provide paid student internship opportunities in related fields of study, if any. Additional information and requirements concerning the A-CEP Internship Program is shown in Exhibit A – Attachment J.

5.20 Mission, Vision, Values and Goals: We believe that economically, it makes good business sense and contributes to student success to be engaged in partnership between contractors, employees, educators, and the community to implement the Alamo Colleges District Moonshot, Mission, Vision, Values and Goals. The Alamo Colleges District promotes collaboration by achieving consensus on the measures of student success and by stressing that student success is everyone's business. The Alamo Colleges District has adopted a policy that includes our Moonshot, Vision, Mission, Values and Goals:
<https://www.alamo.edu/48ff05/siteassets/district/about-us/leadership/board-of-trustees/policies-pdfs/section-a/a.1.3-policy.pdf>

In support of our policy, the purpose of this segment is to enhance recognition by contractors for our efforts. As a valued member in our procurement process, we ask that your company

demonstrate their commitment to serving students by becoming actively engaged in recognizing the Alamo Colleges District Moonshot, Mission, Vision, Values and Goals.

- 5.21 Business to Business (B2B) Integration: Offerors' order placement process should allow for Business to Business (B2B) with the Alamo Colleges District eProcurement system. Participation in the Alamo Colleges District eProcurement system is at no cost to participants and will enable Alamo Colleges District end-users to easily source and purchase goods and services, electronically, through our online marketplace. Participating vendors will receive orders (via fax or email), invoice and track payment status, electronically, through an online portal. Further details regarding participation in the Alamo Colleges district eProcurement system will be provided, upon award of contract.
- 5.22. Reserved
- 5.23 Respondents must execute the lobbying disclosure and certification located at <https://www.state.gov/key-topics-bureau-of-democracy-human-rights-and-labor/lobbying-disclosure-and-certification/>.
- 5.24. Reserved
- 5.25. Reserved
- 5.26 Civil Rights Act: Alamo Colleges District, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will ensure that any contract entered into pursuant to this advertisement, all contractors will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on impermissible grounds.
- 5.27 Certifications and Other Required Forms: ACD encourages Respondents to carefully review all forms and submit questions regarding the proposal requirements at least ten (10) days prior to the proposal deadline.
- 5.28 News Releases: Prior to the final award, Respondents may not issue a press release or provide any information for public consumption regarding its participation in the procurement. Requests should be directed to mbates28@alamo.edu.
- 5.29 Incomplete Proposals: ACD may reject without further consideration a proposal that does not include a complete, comprehensive, or total response, as requested by the solicitation.
- 5.30 Additional Information: By submitting a proposal, the Respondents grants ACD the right to obtain information from any lawful source regarding the respondent's and its directors', officers', and employees':
- a. past business history, practices, and conduct.
 - b. ability to supply goods and services, and
 - c. ability to comply with contract requirements.

By submitting a proposal, a Respondent generally releases from liability and waives all claims against any party providing ACD information about the Respondent. ACD may take such information into consideration in evaluating proposals.

6.0 SELECTION PROCESS

- 6.1 Offerors may be requested to attend an interview with the Alamo Colleges District selection

committee.

6.2 An anticipated selection process schedule is shown in Section 4.4 hereof.

6.3 **Evaluation of Responses**

Only those responses meeting the minimum qualifications will be evaluated.

Step One – General Qualifications			
Points	Category	Evaluation Method	Reference Section
15	General Information	Respondent demonstrates clear organization of the company, stability in operations and clear roles and responsibilities for self-performance and subcontracting. Respondent demonstrates consistent year by year contracted values and with contracted values derived from local market. Respondent demonstrates consistent year by year balance of work on hand to staff size.	8.1
5	General Information - SBE Participation	Guidelines on the Utilization of Small Business Enterprise. SBE Participation.	8.1
20	Project Experience	Respondent demonstrates relevant past and ongoing successful experience with projects of similar scope and complexity, special examples of creative construction solutions that show added value or value engineering and a clear record of safely performing projects. Respondent demonstrates low experiences with claims, suits, or failure to perform.	8.2
10	Project Experience - Evaluation Survey of Company References and Project Contacts	Respondent demonstrates positive past experiences through past experience with the Owners, reference checks, and letters of recommendation. Respondents' references and stated project contacts will be sent a request to participate in a survey of your company.	8.2
50	Project Management	Respondent demonstrates a thorough understanding of the District's needs and thereby demonstrates the range of services available to meet a variety of needs, providing a clear org chart, line of command and qualified personnel to perform the work. Respondent demonstrates a history of providing cost-effective projects by illustrating cost savings, additional value and proactive cost leadership throughout all phases of the CMAR delivery method. Respondent demonstrates a thorough understanding of dispute resolution methods and claims management. Respondent	8.3

		demonstrates a history of working in partnership with the overall team as demonstrated by low change order costs, low claims history and minimal RFI.	
Step 2 – Project-Specific Qualifications & Fee Proposal			
30%	Project-Specific Qualifications	Respondents will receive an assigned share of the total available points in this category.	Phase 2
50%	Construction Manager Fee Proposal	Respondents will receive an assigned share of the total available points in this category. Fee proposals shall consist of the following: preconstruction phase services as a fixed dollar-amount fee; Construction Manager Fees as a percentage of Cost of Work (excluding general conditions and unallocated contingencies); and General Conditions. General Conditions will be on a reimbursement basis, so for fee determination for point assignment complete Exhibit A – Attachment E “CMR Personnel and Monthly Salary Rates” for the Project detailing monthly employee pay and each aspect of any labor burdens, if any, sought for each employee.	Phase 2
20%	Phase 1 Ranking	General Qualifications	Phase 1

The evaluation of the responses shall be based on the published criteria in the RFQS. All properly submitted responses will be reviewed, evaluated, and ranked by the Alamo Colleges District selection committee.

7.0 SUBMISSION OF RESPONSES:

7.1 Deadline and Location: Signed and sealed responses shall be submitted prior to 2:00 p.m. (CT) local time on May 15, 2026. Offeror shall provide one (1) original response, including a flash drive, or by submitting one (1) electronic copy in PDF format.

Offeror may upload the Qualifications to [Alamo Colleges District e-bidding portal](#). or delivered to:

Alamo Colleges District
Purchasing and Contract Administration
Re: Purchase of Construction Manager at Risk Services on an Indefinite Delivery, Indefinite Quantity Basis
RFQS No. 2026-0090
Reception Desk
2222 N. Alamo St.
San Antonio, TX 78215

The Alamo Colleges District is not responsible for receipt of responses misdirected to locations other than the designated location for receipt of responses.

7.2 Responses received after the response deadline will be returned to the Offeror unopened.

7.3 The Alamo Colleges District will not acknowledge or receive Responses that are delivered by fax or e-mail.

7.4 Timely responses will not be returned to Offerors.

7.5 Upon submission of a response, you agree to the following:

The Purchasing & Contract Administration recommendation and summary analysis may be uploaded to the applicable Alamo Colleges District Board of Trustees agenda and may be viewable by the public prior to a meeting where the contract award will be considered. Alamo Colleges District will use best efforts to notify you by email shortly before the availability date for their responses.

Efforts to contact individual Trustees or Alamo Colleges Districts employees other than those in the Purchasing & Contract Administration Department regarding such matters are prohibited.

8.0 REQUIREMENTS FOR RESPONSES

Offerors shall carefully read the information contained in the following criteria and submit a complete response to all questions formatted as directed in Section 9. Incomplete responses will be considered non-responsive and are subject to rejection.

8.1 CRITERIA ONE: GENERAL INFORMATION

8.1.1 Provide a statement of interest for the project, including a narrative describing the Firm's and Project Team's unique qualifications as they pertain to this RFQS.

8.1.2 For each Firm and consultant, provide a statement on the availability and commitment of its executives, principals, and assigned personnel to undertake projects as described in this RFQS.

8.1.3 Provide a brief history and overview of Project Team to include Prime Firm and each firm and consultant proposed. For each firm provide a narrative to include, at a minimum, but not limited to; history of firm or business, overview of services, major market segments, percentage of total project delivery as CMAR, and number of years firm has worked and collaborated with each firm on proposed Project Team.

8.1.4 Provide the following information:

1. Legal name of the company as registered with the Secretary State of Texas and IRS
2. Address of the office that will be providing services
3. Number of years in business at current location
4. Type of Entity (Individual, Partnership, Corporation, Joint Venture, etc.)
5. Number of employees by skill group
6. Names of Principals and percentage of ownership
7. Individual Experience including education, professional activities, honors, published projects, and awards

8.1.5 In narrative form, describe specifically how your firm possesses adequate and sufficient financial stability to undertake the project on which your firm may bid. If the financial statements are not for the identical organization submitting the proposal, explain the relationship and financial responsibility of the organization whose financial statement is provided (parent, subsidiary, etc.).

- 8.1.6 Is your company currently for sale or involved in any transaction to expand or to become acquired by another business entity? If yes, please disclose and explain the impact both in organizational and directional terms.
- 8.1.7 Provide the details of all past or pending litigation or claims filed against or by your company within the last seven (7) years.
- 8.1.8 Is your company currently in default on any loan agreement or financial agreement with any bank, financial institution, or other entity? If yes, specify date(s), details, circumstances, and prospects for resolution.
- 8.1.9 Does any relationship exist by relative, business associate, lender, or any other kinship between your firm and any Alamo Colleges District employee, officer, or Trustee? If so, please explain.
- 8.1.10 SBE Plan. Provide a written commitment in the form of the letter of acknowledgment required by Exhibit A - Attachment H for compliance with the Alamo Colleges District SBE subcontracting plan as required by the contract. An estimated percentage of SBE participation must be provided. You will be required to meet or exceed this percentage if awarded. Subcontracting Plans will be required to be submitted with each negotiated project for service.
- 8.1.11 SBE Outreach: Provide a list of all outreach events over the last twelve (12) months.
- 8.1.12 Past Performance on Participation: For last three (3) projects having a SBE Commitment Goal, provide the target % participation and the actual performance or outcome achieved. For projects where no SBE goals were established, provide % SBE actual performance or outcome achieved.

8.2 CRITERIA TWO: PROJECT EXPERIENCE

8.2.1 Construction value

1. What is the construction dollar value, year by year, of all work under contract in all locations by your company for the period of 2019-2025?
2. What is the construction dollar value, year by year, of all work under contract in Texas by your company for the period of 2019-2025?
3. What is the construction dollar value, year by year, of all work under contract within 100 miles of the Alamo Colleges Center of Excellence for Student Success (located at 2222 N. Alamo St., San Antonio, Texas 78215) by your company for the period of 2019-2025?
4. What percentage of your company total construction dollar value, year by year, does all work under contract within 100 miles of the Alamo Colleges Center of Excellence for Student Success (located at 2222 N. Alamo St., San Antonio, Texas 78215) by your company for the period of 2019-2025 represent?
5. What percentage of all work under contract within 100 miles of the Alamo Colleges Center of Excellence for Student Success (located at 2222 N. Alamo St., San Antonio, Texas 78215) by your company for the period of 2019-2025, has been higher education construction?
6. What is the full time equivalent (FTE) employee count in all Texas locations by your company for the period of 2019-2025?
7. What is the largest single executed contract value, year by year, by your company for the period of 2019-2025?

Section	2019	2020	2021	2022	2023	2024	2025
8.2.1 (1)							
8.2.1(2)							
8.2.1 (3)							
8.2.1 (4)							
8.2.1 (5)							
8.2.1 (6)							
8.2.1 (7)							

8.2.2 **Completed Work** (through substantial completion) - List a maximum of (5) five projects of similar size and scope to the Projects in Table 1 herein within the last thirty-six (36) months. The Respondent is obligated to provide accurate contact information for contacting the persons named below during a survey process that will be used during the evaluation scoring. An oversized table format concisely depicting all projects is preferred. **Respondents must use the Microsoft Excel file available with this RFQS.** For each project, provide:

1. The Owner Entity
2. Name of the Project
3. State if the project was new construction, renovation, addition or combination
4. Type of contract (A101, A133, Owner Unique, etc.)
5. Nature of the project/function of the building (E.g., Lecture Hall/Classrooms, Science/Medical Labs, Research Facility)
6. Size (SF)
7. Construction delivery method (CMAR, CSP, Hard Bid, Etc.)
8. Original contract (or GMP) cost
9. Final contract (or GMP) cost
10. Number of Change Orders (if any), either cost or time, (not change proposals, contingency expenditures or similar) with brief 150 word explanation, if desired
11. Bid date
12. Contractual original substantial and final completion date
13. Actual substantial and final completion date
14. Number of claims filed by contractor or Owner with brief explanation
15. Number of RFI's
16. Name of major subcontractors
17. Owner (Primary contact) contact information:
 - a. Name,
 - b. title,
 - c. email address,
 - d. phone number
18. Architect contact information:
 - a. Name,
 - b. title,

- c. email address,
 - d. phone number
19. Owner's Auditor contact information, if any
- a. Name,
 - b. title,
 - c. email address,
 - d. phone number

8.2.3 **Current Work:** List up to five (5) projects of similar size and scope to the Projects in Table 1 herein currently under construction by your organization. The Respondent is obligated to provide accurate contact information for contacting the persons named below during a survey process that will be used during the evaluation scoring. An oversized (11x17) table format concisely depicting all projects is required. **Respondents must use the Microsoft Excel file available with this RFQS.** For each project, provide:

1. The Owner Entity
2. Name of the Project
3. State if the project is new construction, renovation, addition or combination
4. Type of construction contract (A101, A133, Owner Unique, etc.)
5. Nature of the project/function of the building (E.g., Lecture Hall/Classrooms, Science/Medical Labs, Research Facility)
6. Size (SF)
7. Construction delivery method (CMAR, CSP, Hard Bid, Etc.)
8. Original contract (or GMP) cost
9. Number of Change Orders (if any) through current period, either cost or time, (not change proposals, contingency expenditures or similar) with brief 150-word explanation, if desired
10. Bid date
11. Contractual completion date
12. Number of claims filed by contractor or Owner with brief explanation
13. Number of RFI's (To date)
14. Name of major subcontractors
15. Owner (Primary contact) contact information:
 - a. Name,
 - b. title,
 - c. email address,
 - d. phone number
16. Architect contact information:
 - a. Name,
 - b. title,
 - c. email address,
 - d. phone number

8.2.4 From the selected projects in this section, list any awards for construction excellence received from a recognized organization and provide descriptive information.

8.2.5 Describe any unique qualifications, experience, and expertise your firm and Project Team will bring to Alamo Colleges District projects during:

1. Pre-Construction Services
2. Project planning and scheduling
3. Project estimating and cost control services

4. Construction Services

- 8.2.6 Provide a detailed list of all Construction Services you will provide to the Alamo Colleges District for the projects listed in Table 1.
- 8.2.7 Provide schedule history for maximum of five (5) recent CMAR projects identify original baseline Construction scheduled to actual final completion schedule. Provide substantial completion date, beginning float and ending days of float, if known, and any major unforeseen condition or setbacks and how the team worked through these and the eventual outcome.
- 8.2.8 Describe your job site safety program and specific safety policies with which employees must comply.
- 8.2.9 Identify if any fatalities have occurred on a project site controlled by your firm, or any subcontractor(s) (at any contractual level) that have experienced a fatality on your project site? Also identify any accidents that resulted in 30 days or more of lost time by an employee. If either scenario applies, describe how you have revised your program.
- 8.2.10 Provide your firm's past experience and proficiency with Projectmates program management software. List any similar project management software(s) with which your firm has significant experience on past projects.
- 8.2.11 Describe your firm's past experience and proficiency with cost-loaded schedules and include in your discussion the firm's past experience and proficiency with Primavera P6 project scheduling and management tool.
- 8.2.12 Describe your firm's past experience and proficiency with establishing and implementing a Quality Control Program including using nonconforming tracking logs and other similar quality control documentation.

8.3 CRITERIA THREE: PROJECT MANAGEMENT

- 8.3.1 Provide proposed plan summary with process flow and narrative for Construction Management Services to include preconstruction services, scheduling and planning, cost control, quality control, construction services, job safety program, close-out, and warranty period. Describe each group / department / consultants' responsibilities and their key deliverables.
- 8.3.2 Provide an organizational chart outlining all personnel that will be assigned to the project and their responsibilities. In addition, provide summary resumes for each proposed team member highlighting their experience, years with firm, years of experience, their proposed duties, and city of residence. Organizational chart should include, but not limited to:
 - 1. Executive Construction Management Services
 - 2. Planning and Scheduling Team
 - 3. Pre-Construction Services
 - 4. Estimating and Cost Control Team
 - 5. Quality Control Team
 - 6. Project Safety Team

- 8.3.3 Describe how your firm's CMAR services and process have evolved and improved over the past five (5) years. Describe any specific program or process your firm uses to evaluate and/or to improve CMAR services.
- 8.3.4 Describe what you believe your role and responsibility is to Alamo Colleges District for tracking all construction costs and contingencies on a Project.
- 8.3.5 Describe your philosophy for maximizing Project scope for Alamo Colleges District during Pre-Construction Services, minimizing risk to yourself, and identifying when savings can be returned to the Alamo Colleges District during construction
- 8.3.6 Describe your methods for soliciting proposals, reviewing proposals, awarding contracts and paying trade contractors or subcontractors, as well as the typical payment terms. Describe fast payment programs, or incremental billing programs offered to trade contractors or subcontractors, if any.
- 8.3.7 Describe your understanding of the administrative challenges and opportunities associated with providing CMAR services for Alamo Colleges District and your Project Team's strategies and plans to minimize negatives and elevate positives for the projects listed in Table 1.
- 8.3.8 For the projects listed in Section 8.2.2 and 8.2.3, describe a major issue, conflict, or problem. Identify the methods your firm used to resolve including the ultimate outcome. Specifically describe how your CMAR team involved and informed the Owner, A/E, users, and other parties throughout this process.
- 8.3.9 Describe what you perceive will be the critical Pre-Construction and Construction issues, challenges, and opportunities for the projects listed in Table 1.
- 8.3.10 Reserved.
- 8.3.11 Describe how your Project Team will actively identify potential problems, scheduling delays, and high-risk issues before they impact the project for both pre-construction services and construction phases. Provide details of specific processes used to identify, evaluate, brainstorm and develop countermeasures, workarounds, and/or alternate plans and solutions.
- 8.3.12 Understanding schedule limitations, describe how you plan to track and communicate high priority items, project issues, risks, corrective measures, options and opportunities in a form that will quickly facilitate the Owner and project team's understanding and decision making.
- 8.3.13 Describe your detailed process for schedule development, tracking, monitoring, controlling, forecasting and schedule recovery, if required, for example projects identified in Sections 8.2.2 and 8.2.3. Describe specifically how your team will optimize schedule activities, constraints, logic, sequencing, and logistics to reduce total duration of project, increasing float, and potentially reducing general conditions. Provide supporting examples of schedules, schedule updates, schedule logic optimization, and tracking float, and/or resource leveling.
- 8.3.14 If Alamo Colleges District requests a GMP Proposal prior to completion of 100% (i.e., 90 %) the Construction Documents, describe process your project cost control team will

utilize to ensure the scope, cost and schedule assumptions will arrive at a “complete” GMP Proposal without the possibility for additions of changes beyond the GMP.

- 8.3.15 Describe your Bid/Proposal Package strategies and coordination efforts with the Owner and A/E team to assemble Construction Documents Packages for procuring bids from subcontractors, vendors, suppliers, etc. Bids and proposals for trade contractors and subcontractors must be conducted in accordance with Texas Government Code 2269.255 and 2269.256.

Describe your overall process for developing, monitoring, and controlling the project plan and CPM schedule to ensure example projects finish on time while maintaining quality, GMP costs, and the program requirements.

- 8.3.16 Describe your planning strategies to coordinate, define and drive key A/E team Design Development and Construction Documents Packages deliverable milestones. Provide examples and details from previous projects.

- 8.3.17 Describe your team’s process to manage 1st and 2nd tier sub-contractor schedules. Identify methods and processes your team uses to develop, negotiate, monitor, coordinate, and implement recover plan, if necessary.

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

- 8.3.19 Describe how you will measure the quality of warranty service provided to Alamo Colleges District for this Project.

- 8.3.20 Describe your understanding of the District’s dispute resolution method and claims management process and explain how this comports to your prior practices and experiences.

- 8.3.21 Describe your general practice and history of working in partnership with the overall construction team to achieve (i) minimal and cost-effective change orders, (ii) a low incidence of claims, and (iii) a reduced volume of RFIs.

9.0 FORMAT OF RESPONSES

9.1 General Instructions

- 9.1.1 Responses shall be prepared simply and economically, providing a straightforward, concise description of the Offeror's ability to meet the requirements of this RFQS. Emphasis shall be on the quality, completeness, clarity of content, responsiveness to the requirements, and an understanding of the Alamo Colleges District’s needs.

- 9.1.2 Responses shall be a maximum of eighty (80) printed pages. Font size is to be no smaller than 10 points. The cover, table of contents, divider sheets, Execution of Offer, Certification of Non-Collusion, Qualification Statement/Response Certification, and Conflict of Interest Questionnaire do not count as printed pages.

- 9.1.3 Offerors shall carefully read the information contained in this RFQS and submit a complete response to all requirements and questions as directed. Incomplete Responses will be considered non-responsive and subject to rejection.

- 9.1.4 Responses and any other information submitted by offerors in response to this RFQS shall become the property of Alamo Colleges District.
 - 9.1.5 Reserved.
 - 9.1.6 Responses shall consist of answers to the Minimum Qualifications and questions identified in Section 8 of the RFQS. It is not necessary to repeat the question in the response; however, it is essential to reference the question number with the corresponding answer.
 - 9.1.7 Failure to comply with all requirements contained in this Request for Responses may result in the rejection of the response.
- 9.2 Page Size, Binding, Dividers, and Tabs:
- 9.2.1 Responses shall be printed on standard letter-size (8-1/2"x11") paper.
 - 9.2.2 Additional attachments shall NOT be included with the Responses. Only the responses provided by the Offeror to the questions identified in this RFQS will be used by the Alamo Colleges District for evaluation.
 - 9.2.3 Separate and identify each criteria response to the Minimum Qualifications and questions identified in Section 8 of this RFQS by use of a divider sheet with an integral tab for ready reference.
- 9.3 Table of Contents:
- Submittals shall include a "Table of Contents" and give page numbers for each part the RFQS
- 9.4 Pagination:
- Number all pages of the submittal sequentially using Arabic numerals (1, 2, 3, etc.).

10. ADDENDA

The undersigned acknowledges receipt of the following Addenda to the RFQS, the provisions and requirements of which have been taken into consideration in the preparation of this proposal.

Addenda Numbers: No. 1 _____ No. 2 _____ No. 3 _____ No. 4 _____ No. 5 _____ No. 6 _____

11. EXECUTION OF OFFER AND REQUIRED DOCUMENTS

The Alamo Colleges District reserves the right to accept or reject all Responses and to waive response irregularities. Responses shall be valid and not withdrawn for a period of one hundred twenty (120) days from the date of opening.

11.1 By signature hereon, Offeror acknowledges and agrees that: (1) this RFQS is a solicitation for Qualification and is not a contract or an offer to contract; (2) the submission of a Response by Offeror in response to this RFQS will not create a contract between Alamo Colleges District and Offeror; (3) Alamo Colleges District has made no, and makes no, representation or warranty, written or oral, that one or more contracts with Alamo Colleges District will be awarded under this RFQS; and (4) Offeror shall bear, at its sole risk and responsibility, any cost which arises from Offeror 's preparation of a response to this RFQS.

11.2 By signature hereon, Offeror offers and agrees to furnish to Alamo Colleges District the products

and/or services more particularly described in its Response, and to comply with all terms, conditions and requirements set forth in the RFQS documents and contained herein.

11.3 By signature hereon, Offeror affirms that he/she has not given, offered to give, and does not intend to give at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, free meal or service to a public servant or elected official of Alamo Colleges District in connection with the submitted Response. Further, Offeror certifies that no relationship, whether by relative, business associate, direct or indirect financial interest, or by any other such kinship between Offeror and an employee or elected official of Alamo Colleges District; or Offeror has not been an employee or elected official of Alamo Colleges District within the immediate twelve (12) months prior to the RFQS response. All such disclosures will be subject to administrative review and approval prior to Alamo Colleges District entering into any contract with Offeror.

11.4 Reserved.

11.5 Reserved.

11.6 By signature hereon, Offeror represents and warrants that:

11.6.1 Offeror is a reputable company, licensed by the State of Texas regularly engaged in providing products and/or services necessary to meet the terms, conditions and requirements of the RFQS.

11.6.2 Offeror has the necessary experience, knowledge, abilities, skills, and resources to satisfactorily perform the terms, conditions and requirements of the RFQS.

11.6.3 Offeror is aware of, is fully informed about, and is in full compliance with all applicable federal, state and local laws, rules, regulations and ordinances.

11.6.4 Offeror understands the requirements and specifications set forth in this RFQS.

11.6.5 Offeror, if selected by the Alamo Colleges District, will maintain insurance as required by the Contract.

11.6.6 All statements, information and representations prepared and submitted in response to this RFQS are current, complete, true and accurate. Offeror acknowledges that the Alamo Colleges District will rely on such statements, information, and representations in selecting the successful Offeror. If selected by the Alamo Colleges District as the successful Offeror, Offeror will notify the Alamo Colleges District immediately of any material change in any matters with regard to which Offeror has made a statement or representation or provided information.

11.7 By signature hereon, Offeror certifies that the individual signing this document and the documents made part of the RFQS is authorized to sign such documents on behalf of the company and to bind the company under any agreements or other contractual arrangements, which may result from the submission of Offeror's Response.

11.8 By signature hereon, Offeror certifies as follows:

11.8.1 The Offeror certifies that the individual or business entity named in this bid or contract is not ineligible to receive the specified contract and acknowledges that this contract may be terminated and payment withheld if this certification is inaccurate.

- 11.8.2 The Offeror certifies that each individual or business entity which is an engineer or architect proposed by Offeror as a member of its team was selected based on demonstrated competence and qualifications only.
- 11.8.3 By signature hereon, Offeror affirms that no compensation has been received for participation in the preparation of the specifications for this RFQS.
- 11.8.4 By signature hereon, Offeror signifies their compliance with all federal laws and regulations pertaining to Equal Employment Opportunities and Affirmative Action.
- 11.8.5 By signature hereon, Offeror agrees to defend, indemnify, and hold harmless Alamo Community College District, all of its officers, agents and employees from and against all claims, actions, suits, demands, proceedings, costs, damages, and liabilities, arising out of, connected with, or resulting from any acts or omissions of Offeror or any agent, employee, subcontractor, or supplier of Offeror in the execution or performance of any agreements or other contractual arrangements which may result from the submission of Offeror 's Response.
- 11.8.6 By signature hereon, Offeror agrees that any payments that may become due under any agreements or other contractual arrangements, which may result from the submission of Offeror's Qualifications, will be applied towards any debt including, but not limited to, delinquent taxes and child support that is owed to the State of Texas.
- 11.8.7 By signature hereon, Offeror certifies that all specifications have been met.
- 11.8.8 By signature hereon, Offeror and any of its holding companies or subsidiaries affirmatively make the certifications, verifications, warranties and representations regarding all matters set forth in Exhibit B to this RFQS as Certifiers thereunder.

11.9. EXECUTION OF OFFER: RFQS No. 2026-0090

The Offeror must complete, sign, and return this Execution of Offer as part of their submittal response. The Offeror's company official(s) who are authorized to execute such a submittal must sign submittals. Failure to sign and return this form will subject the submittal to disqualification.

Submitted and Certified By: _____
(Offeror's Name and Title)

Firm Name: _____

Address: _____

Phone/Fax: _____

Email: _____

(Authorized Signature)

(Date)

11.10. CERTIFICATION OF NON-COLLUSION

2026-0090 PURCHASE OF CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES
 ON AN INDEFINITE DELIVERY, INDEFINITE QUANTITY (IDIQ) BASIS

"The undersigned affirms that they are duly authorized to execute this contract, that this company, corporation, firm, partnership or individual has not prepared this Response in collusion with any other Offeror, and that the contents of this Response as to prices, terms or conditions of said Response have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business prior to the official opening of this Response."

FILL IN APPLICATION INFORMATION:

A CORPORATION, chartered in the State of _____, authorized to do business in the State of TEXAS.

A Partnership, composed of:_____.

An Individual, operating under the name of:_____

Respectfully Submitted,

(SEAL: If Response is by a Corporation)

By:_____.
Signature

Name (Print or Type)

Position with Company

Date:_____

Address: _____

Phone:_____

Fax:_____

Email: _____

11.11. QUALIFICATION STATEMENT/RESPONSE CERTIFICATION

I certify that _____ has carefully reviewed this RFQS
(Print or type name)

Response and its attachments and agrees to abide by all terms and conditions contained therein. Further, I certify that all statements and documents submitted by my firm are true and accurate and may be verified by the Alamo Community College District. It is recognized that all parts of the submission become the property of the Alamo Colleges District and will not be returned.

(Offeror's Printed Name)

(Company Name)

(Authorized Signature)

(Address)

(Position in Company)

(Date)

Notary Signature

Seal or Stamp

My appointment expires _____

11.12. CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

OFFICE USE ONLY

This questionnaire is being filed in accordance with Chapter 176, Local Government Code by a vendor who has a business relationship as defined by Section 176.00(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

1 Name of vendor who has a business relationship with local governmental entity.

2 Check this box if you are filing an update to a previously filed questionnaire.

(This law requires that you file an update completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information in this section is being disclosed.

Name of Officer

This section (item 3 including subparts A, B, C & D) must be completed for each officer with whom the vendor has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the filer of the questionnaire?

Yes No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?

Yes No

C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more?

Yes No

D. Describe each employment or business and family relationship with the local government officer named in this section.

4

Signature of vendor doing business with the governmental entity

Date

Adopted 8/7/2015

EXHIBIT A

AIA CONTRACT & ATTACHMENTS

THE CONTRACT DOCUMENTS ARE ATTACHED HERETO. EXCEPT WHERE THE OFFEROR MAKES A SPECIFIC WRITTEN EXCEPTION OR MODIFICATION ON THE PROPOSAL FORM IN SECTION 1 (MINIMUM QUALIFICATIONS) OF THIS RFQS (WITHOUT REFERENCE TO ANY OTHER DOCUMENTS OR PRIOR AGREEMENTS), ANY CONTRACT RESULTING FROM THIS SOLICITATION WILL CONSIST OF THE FOLLOWING TERMS, CONDITIONS, AND REQUIREMENTS.

EXHIBIT B
Representations and Warranties to Governmental Entities