



Request for Proposals for General Contracting Services

February 26, 2025 | Solicitation #APFC-RFP-2025-003

February 26, 2025

RE: Austin Public Facilities Corporation
Request For Proposal #APFC-RFP-2025-002
General Contracting Services
Infinity Park, Building 4

Dear General Contracting Teams,

CBRE has been retained by the Austin Public Facilities Corporation (“APFC”) to provide Project Management Services for the finish out of the Public Safety Warehouse Project located at 11708 McAngus Road, Building 4, Del Valle, TX 78617. APFC is soliciting for General Contracting Services for the construction of the new space. CBRE and APFC intend to select a General Contractor (“GC”) based on the submissions received in response to the enclosed Request for Proposal along with potential interviews with shortlisted firms.

Included in this Request for Proposals are the following documents:

- Exhibit A – General Project Information
- Exhibit B – Response Guidelines
- Exhibit C – Scope of Services, Architectural & Design Services
- Exhibit D – Additional Documents
- Exhibit E – Insurance Requirements
- Exhibit F – Preliminary Project Schedule
- Exhibit G – CBRE Partner Excellence Program

SOLICITATION SCHEDULE:

Solicitation Milestone	Date & Time
RFP Released	February 26, 2025
Deadline to Submit Written Questions/Inquiries	March 5, 2025 at 5:00PM CST
Responses to Written Questions/Inquiries (estimated)	March 12, 2025
Response Submittal Due Date	March 21, 2025 at 5:00PM CST
GC Shortlist Distributed by APFC & CBRE	As early as April 7, 2025
SD Pricing Package Issued by STG	April 18, 2025
GC Shortlist prices the SD Package	April 18 to May 12, 2025
SD Pricing Review, Final Interviews, and GC Selection	May 12 to May 26, 2025
Anticipated Selection and Approval	May 26, 2025
DD Pricing Package Issued by STG	May 30, 2025

Please review the enclosed information and submit your Proposal **no later than 5:00PM CST on March 21, 2025**, to ross.taylor@cbre.com with a copy to brooke.brindle@cbre.com. We respectfully request your submission follows the guidelines as outlined in the enclosed documents. Should you have any questions regarding the RFP, please send them to me, at the email address above, before the deadline for submitting questions, as listed in the solicitation schedule.

Respectfully,



Ross Taylor, Sr. Project Manager
CBRE | Project Management
C 512-574-7739
ross.taylor@cbre.com

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Exhibit A

General Project Information

Exhibit A – General Project Information

1. ABOUT: THE AUSTIN PUBLIC FACILITIES CORPORATION (“APFC”)

The APFC, established as a 'public purpose' entity under the Texas Public Facilities Corporation Act ([Chapter 303](#)), plays a pivotal role in supporting the City of Austin's public facilities initiatives. Its mission is to assist the City in financing, refinancing, renovating, expanding, redeveloping, constructing, acquiring, conveying, leasing, owning, operating, or providing public facilities or facilities related thereto. This mandate authorizes the APFC to employ a range of methods sanctioned by law to achieve its goals, as directed by the City's Governing Body.

For comprehensive information on the APFC, including its Articles of Incorporation and Bylaws, please visit the official website at <https://www.austintexas.gov/department/austin-public-facilities-corporation>.

2. REQUEST FOR PROPOSAL:

APFC is seeking General Contracting Services to finish out their existing shell warehouse building to support the office space, warehouse functions, secured evidence storage, secured specialty supplies, distribution and other ancillary uses for various public safety departments within the City of Austin. The facility located at 11708 McAngus Road, Building 4, Del Valle, TX 78617 will serve key storage needs and distribution needs for the Austin Forensic Science Department, Austin Fire Department, Austin Emergency Medical Services, Austin Homeland Security and Emergency Management, among others. The project will consolidate four (4) key public safety departments under one roof.

The City of Austin recently purchased the building and associated land for this project, which requires a comprehensive construction approach. This includes, but is not limited to, the following:

- Design assist services
- Preliminary budgeting and GMP establishment
- Securing all necessary permits
- Construction improvements, signage, furniture, fixtures, equipment, racking, high-security and high density storage solutions, and move services
- Low-voltage, data, security, audio visual
- Facilitate hazardous materials inventory and permitting (if required)
- Commissioning and third-party testing
- AEGB 3 star and WELL Bronze supporting documentation (as required)
- Payment and Performance Bond

This facility will operate 24 hours a day, 7 days a week, 365 days a year. A backup generator is required, with the extent of its coverage to be determined through programming and design.

APFC will hold the contract for the GC. The selected GC will hold all sub contracts required to complete the project,.

The City of Austin purchased the building at 11708 McAngus Road, Building 4, which is a first generation, concrete tilt wall building with a metal joist roof system with an interior area totaling approximately 239,315 square feet. It is roughly 320' x 756' with 36' clear height, typical column spacing of 50' x 50', a 60' speed bay and no existing MEP improvements. It is not air conditioned.

Exhibit A – General Project Information

Additional information about the base building development and construction:

- Developer/Seller: Rastegar Property Company
- Architect: Halff
- Engineer: Click Engineering
- Civil Engineer: Pacheco Koch
- General Contractor: Raymond Construction Company
- Substantial Completion May 2024
- General Contractor: Raymon Construction Co
- Substantial Completion of Building #4 was May 2024
- IECC Thermal Resistance Value: Zone 3A Warm/Humid
- Roof R-Value: R-9 above decking
- Wall R-Value: R-7.6 C.I. Mass Walls
- 45 MIL TPO Roof on R-9 Insulation on 1-1/2" metal decking

PROJECT INFORMATION SUMMARY

RASTEGAR INFINITY PARK
 11708 MCANGUS RD
 DEL VALLE, TEXAS 78617

1 STORY STRUCTURE, CONCRETE TILT-WALL BUILDING W/ METAL JOIST ROOF SYSTEM
 BUILDING 4 CLEAR HEIGHT - 36' - 0"
 MAXIMUM BUILDING DESIGN HEIGHT @ 45' - 0"
 FULLY SPRINKLED
 SINGLE USE FACILITY

THIS SUBMITTAL IS FOR SHELL BUILDING ENVELOPES ONLY. NO INTERIOR FINISH OUT IS INCLUDED IN THIS PACKAGE. FINISH OUT AND STORAGE REQUIREMENTS FOR WAREHOUSE AND FUTURE OFFICE AREAS WILL BE SUBMITTED FOR PERMIT REVIEW AT A LATER DATE.

BUILDING AREA		OCC. CLASSIFICATION	ALLOWABLE FLOOR AREA	TYPE OF CONSTRUCTION
BUILDING 4: WAREHOUSE	239,315 SF	MIXED USE: GROUPS S-1	UL (SECTION 507.2.1)	TYPE II-B
SITE STATISTICS		CAR PARKING		TRAILER PARKING
SITE AREA	50 AC 2,169,125 SF	SPACES PROVIDED - 154 ACCESSIBLE SPACES - 4		

Exhibit A – General Project Information

The project will consist of converting the cold lit shell warehouse space into an occupiable building for the four departments noted above. Scope includes insulating the exterior walls and deck; air conditioning the entire building; constructing insulated to deck demising walls between tenant spaces; constructing offices, restrooms, evidence rooms, and meeting spaces as shown in the test fit; installing misc. fencing inside the building as noted on the test fit; installing fencing outside the building; installing racking where shown; installing cold storage within the Evidence Warehouse, installing vehicle ramps and dock levelers as shown, modifying slabs for cooler equipment, installing ramp railings and bollards, and install security mesh as needed within evidence and high value storage rooms.

The project is being approached as a single construction project to be performed by one general contractor all at the same time. GC to assume each space will be permitted separately and occupancy of each space will be obtained around the same time. It is yet to be determined if individual departmental users want will occupy the building in a phased approach or all at once. General Contractor to assume occupancy by all four occupants will occur generally around the same time; depending on resources it might have to be phased over several weeks.

General Contractor should reference the supporting documents for a clearer understanding of project scope and layout. Refer to the pricing notes before sending in your questions.

The project is being approached as a single construction project to be performed by one general contractor all at the same time. TBD if construction documents will be separate for each “tenant space” or if we will issue one full CD package.

3. GENERAL CONTRACTOR'S SCOPE ONCE AWARDED,

- a. Design Assistance
- b. Budgeting Exercises until GMP Establishment
- c. Schedule Development
- d. Property Tour and Preliminary Due Diligence
- e. Value Engineering (as needed)
- f. Design Progress Meeting Attendance
- g. Early Procurement (As required and with approval)

4. POLICY-BASED OBJECTIVES: Please reference the City of Austin's policy based objectives located at https://www.austintexas.gov/sites/default/files/files/Boards_and_Commissions/Austin%20Public%20Facilities%20Corporation/APFC%20Policy%20Based%20Objectives.pdf

- a. Better Builder Program
- b. Living & Prevailing Wage Program (As Applicable)
- c. Sustainability and Building Wellness Standards
- d. Minority and Women-Owned Business Enterprises
- e. Apprenticeship Program

The GC will be required to accomplish these goals, and the process will be monitored by the APFC. Questions related to the Policy-Based Objectives should be routed through CBRE.

5. ESTIMATED PROJECT COST and CONTRACTING:

The total construction cost will be determined following completion of the preliminary pricing exercise. It is requested, but not mandatory, that the GC submit a preliminary budget as an appendix to their response. The preliminary budget will not be utilized for evaluation scoring. The preliminary budget should include all construction hard costs, contractor's general conditions, fee and construction contingencies. The preliminary budget should exclude design, engineering, permitting, commissioning, technology consultant, technology implementation (network, AV, cabling, security), furniture, owner equipment, signage, and relocation costs. However, these items will be included in awarded general contractor's final contract and must be accounted for in General Contractor's general conditions, fee, and insurance costs.

APFC intends to carry only a few contracts for the project. Those contracts include CBRE's, STG's, General Contractor's, and maybe a few misc. technology and relocation companies. General Contractor should assume all project scopes will be within

Exhibit A – General Project Information

their contract: construction, permit costs, commissioning, security cameras, security access control, audio visual, low voltage cabling, furniture, owner equipment installation, signage, and relocation costs.

6. **PROJECT TEAM:**

APFC	CBRE	STG
Andrew Moore – P3 Program Manager	Ross Taylor – Sr. Project Manager	Eric Lahm – STG Principal
Kate Clark – P3 Project Manager	Brooke Brindle – Senior Director of Project Management	Scott Grubb – STG Principal
	Brian Jarrett – Managing Director	Claudia Rodriguez – STG Associate



Exhibit B

Response Guidelines

Exhibit B – Response Guidelines

GC's Proposal Response shall, at a minimum, comment and address the following. Responses should follow the same order as listed below:

1. **Executive Summary:** In no more than two pages, provide an executive summary of your qualifications related to this RFP. Include the number of years your organization has been in business total, number of years in Austin, and a summary of your organization's experience building permitted projects within the City of Austin's jurisdiction. Summary should include comments on any relevant experience pertaining to similar project scope including but not limited to warehouse, flex office, evidence storage, and/or public safety.
2. **Project Approach & Methodology.** Describe your firm's approach to the design assist and construction process for this project. As part of this section, please include:
 - a. **Detailed Construction Schedule.** Provide a detailed construction schedule. Schedule should include at a minimum, design assist phase, early procurement packages, if applicable, permitting, mobilization, site work, applicable interior construction phases, applicable exterior modifications, key inspections, substantial completion, technology integration, FF&E, punchlist, and move-in.
 - b. **GC's and Fee Proposal.** Include your proposed staff, by position/title, percentage engagement, which supports and aligns with the provided construction schedule. Note the scope requirements in Exhibit A. Section 5 Estimated Project Costs and Contracting
 - c. **Design Assist and Preconstruction Cost.** Indicate the preconstruction cost for the design-assist phase. Cost should cover the duration from formal engagement through GMP finalization. Describe firm's approach to the design assist process, it's current capacity for design assist scope, and indicate prior design assist experience.
3. **Company Experience.** GC must detail their firm's qualifications for public work, showcasing their capability to undertake the responsibilities outlined in this RFP. As part of this section, please provide a minimum of three (3) and maximum of seven (7) relevant case studies. Case studies should be no longer than one page each. The projects described in the case studies should include similar scopes of work (warehouse, office, evidence storage or similar use type, etc.) and must have completed or commenced within the past ten (10) years. Acceptable case studies should exceed \$10 million in hard costs. Each case study must include the following details:
 - a. Project Name and Completion Photo
 - b. Project Size (SF) & Scope
 - c. Approximate Total Hard Costs (\$)
 - d. Location
 - e. Total Duration and Year Completed
 - f. Description of project scope
 - g. Highlight proposed staff involvement
4. **Team Qualifications & Resumes.** Please demonstrate the proposed staff's expertise for projects of similar scope. Describe the proposed staff's prior involvement/roles in your submitted case studies. Describe any technical Subject Matter Experts that are currently on your staff and are being proposed as a part of your team.
5. **Quality Control.** Quality Control and quality assurance are critical to the successful completion of the project. Please Describe your firm's QC approach.
 - a. Provide your firm's National Council on Compensation Insurance Experience Modification Rating "NCCI EMR". Include official documentation as backup such as a EMR letter from an insurance company.

Exhibit B – Response Guidelines

6. **City of Austin's Policy-Based Objectives.** Describe your firm's prior experience working with the City of Austin. Explain participation in the CoA's Better Builder Program, Green Building experience, SMBE management and how will you provide tracking.
7. **Client References.** Provide at least three (3) client references for which you provided services similar to those sought by APFC. Include contact name, title, address, and telephone number. Please give a brief description of the assignment for which you were hired, including services provided and results. Client contact information should be someone who oversees the Real Estate Department, Program, or Construction of said company.
8. **Contract Redlines (with Amendment Sheet).** Provide, as an exhibit to your response, your firm's edits to the included contract. These must be provided inline and as a .doc word document with your proposal response. A summary of changes is acceptable in addition to the inline redlines.
9. **Authorized Negotiator.** Include the name, address, email and telephone number of a person in your firm who is authorized to negotiate contract terms and render binding decisions on contract matters.
10. **Certificates and Licenses.** Provide all necessary business licenses, professional certifications, credentials, or professional registrations to provide the services outlined in this RFP. Firms must maintain good standing and be authorized to operate in Texas throughout the contract period.
11. **Additional Services.** GCs are encouraged to describe any special or value-add services that may be beneficial under this contract, or that your firm believes could enhance the project's success. While these services are not required, APFC will review and consider them separately as part of our overall evaluation process.
12. **Litigation History.** Does your firm have any open lawsuits with the City of Austin or any past litigation with the City or other municipalities in Texas? If yes, please explain.

Exhibit B – Response Guidelines

EVALUATION SCORING MATRIX

#	RFP Evaluation Criteria	Max Points
1	Executive Summary	20
2	Project Approach & Methodology	35
3	Company Experience	15
4	Team Qualifications & Resumes	15
5	Quality Control	10
6	City of Austin's Policy Based Objectives	5
7	Client References	Pass/Fail
8	Contract Redlines	Pass/Fail
9	Authorized Negotiator	Pass/Fail
10	Certificates and Licenses	Pass/Fail
11	Additional Services	Pass/Fail
12	Litigation History	Pass/Fail
Total		100



Exhibit C

Scope of Services, General Contracting Services

Exhibit C – Scope of Services, Architectural & Design Services

The awarded GC will be expected to include, as a minimum, the following Scope of Services within their contract with APFC. The following scope items are intended to clarify, but not limit, the future contracted services.

PRECONSTRUCTION

The awarded GC will be expected to immediately commence pre-construction services including but not limited to:

1. Assist design and engineering teams, “Design Team”, with the development of specifications, alternatives, and budgets during the engineering and architectural design process.
2. Review proposed details and specifications to identify pricing options, lead times and generally assist in "value engineering", as needed. Develop and revise project budgets and schedules as necessary during the development of the architectural documents.
3. Attend regular meetings during the design & engineering process to become familiar with the progress of design, cost compliance coordination and schedule compliance.
4. Provide continual input to the Design Team regarding constructability, material availability, comparative cost/benefit analysis, code compliance input, budget/schedule impact and life cycle cost information.
5. Participate in the establishment of a bidding or negotiation strategy to fast-track the procurement of long-lead materials, as needed.
6. Confirm project "constructability", by ensuring that all specified materials are available when needed, that drawings and details are appropriate and buildable, and that all project information is complete and in a satisfactory format for sub trade bidding.
7. Prior to release of final construction drawings, the awarded GC will conduct a thorough pre-qualification of material suppliers and subcontractors and present the pre-qualification information to Project Team for review and approval. Review at least the following qualifications:
 - A. Experience on projects of this type and complexity and with a fast-track schedule
 - B. Subcontractor’s references
 - C. Financial stability
 - D. Quality of work
 - E. Qualifications of proposed field and home office staff
 - F. Projected other work during this project
8. At appropriate milestones, the GC shall competitively bid the documents to a minimum of three (3) subcontractors in all trades. If GC is unable to get three competitive bids for a specific scope of work, they need to show good-faith effort and communicate this to the project team immediately. Once the GC receives the bids, they shall provide a complete quantitative and qualitative analysis, “Bid Leveling Spreadsheet” for each trade, discipline, or significant material. GC shall present the APFC and CBRE with his/her analysis as well as a recommendation to award each contract. The APFC and CBRE reserves the right to add or delete subcontractors to the contractors’ bid list. General Contractor will provide ALL bids from ALL subcontractors and outline any allowances or self-performed scopes of work. GC will be responsible for holding the low voltage cabling, sound masking, audio visual, security, FF&E, and mover contracts for the project, design of these scopes by others.

Exhibit C – Scope of Services, Architectural & Design Services

9. Upon receipt of final pricing, the Bid Leveling Spreadsheet shall include but not be limited to:
 - A. Confirmation of scope
 - B. Detail of allowances
 - C. Significant inclusions or exclusions
 - D. Manpower availability and other major project work concurrent with this project
10. Pre-construction services will continue until the entire project has been bid and awarded to subcontractors and material providers.

CONSTRUCTION SERVICES AND PROJECT CLOSE OUT

1. Provide full time supervision for the duration of the onsite project.
2. Attend and document weekly job progress and construction meetings to be conducted with the Project Team, and other meetings as required, both prior to, during, and after construction. The GC will be responsible for issuing meeting minutes from the weekly construction meetings and running the weekly meetings.
3. Coordinate the work of outside (N.I.C.) vendors as may be required to maintain the project schedule.
4. Fully coordinate all aspects of construction to MEP and architectural plans, ensuring that work proceeds in proper sequence; ensure review of complete architectural and engineering plans and specifications by subcontractors to eliminate conflicts and discrepancies.
5. Provide comprehensive coordination of all field activities as required. Hold subcontractor meetings, as necessary, to resolve questions or discrepancies. GC shall document weekly subcontractor meetings and provide copies to the Project Manager.
6. Coordinate, and expedite as necessary, construction field inspections.
7. Coordinate all on-site activities in the building for elevators, parking, security access, general building policies, deliveries, etc.
8. Coordinate, maintain and issue weekly updates of all “Requests for Information” (RFIs) and Bulletin (Change Order) Logs during the project.
9. General Contractor shall publish a project schedule and update it weekly. The schedule will include all significant activities, durations, and milestones to complete the entire scope of work.
10. The General Contractor shall initiate, monitor, and lead the jobsite quality control program. A written Quality Control Program shall be produced by the General Contractor and included with the scopes of work for all trade contractors.
11. The General Contractor will self-inspect the work of others as it progresses and assure document compliance.
12. The General Contractor will promote and ensure a safe, clean workplace. General Contractor shall provide Project Manager with a written project-wide safety program with each of the Trade Contractors scope of work and require their compliance with this safety program.
13. General Contractor will administer requested changes and will respond promptly, with pricing and any schedule impacts in response to each change proposal request, before formulating a contract change order
14. General Contractor will create and distribute weekly project updates to the entire Project Team in both written/picture format and also with a 3D video walk through with a program such as HoloBuilder or Matterport or other tool. Any fees for these programs should be included in your Fees/GCs worksheet.
 - a) <https://www.holobuilder.com/>
 - b) <https://matterport.com/>

Exhibit C – Scope of Services, Architectural & Design Services

15. Continuously update the budget with buy-out information and provide timely and accurate reports. APFC and CBRE's Project Manager shall have access to all subcontracts, change orders and other cost information
16. Coordinate with testing agency, regulatory agencies, and outside inspections as required to complete the project.
17. Project closeout activities including but not limited to as-built documentation, pre-punch, punch lists, commissioning (and related reports), start up, training and operational manuals as required.



Exhibit D

Additional Documents

Exhibit D – Additional Documents

Additional Documents 1 through 8

1. **Preliminary Test Fit with Pricing Notes dated 2025.02.26** This is the ~95% Final Test Fit with updated pricing notes as well. Be sure to note the racking requirements which will be general contractor provided.
2. **Building 4 Base Building Construction Documents dated 2023.12.07** Bidders may use these to reference existing conditions. This building was constructed by Raymond Construction.
3. **Infinity Park Lease Brochure:** This brochure provides information about the building. The brochure existed before the building was purchased by the City of Austin.
4. **Photos** of existing Building 4 conditions as of February 2024
5. **Contract for GC Redlines – AIA Document A133 – 2019:** As noted in Section #8 of the Response Guidelines; provide, as an exhibit to your response, your firm's edits to the AIA A133-2019. Note the inclusion of the Exhibit A and Exhibit B as well.
6. **GC & Fee Proposal Bid Form** – As noted in Section #2 of the Response Guidelines; Include your proposed staff, by position/title, percentage engagement, which supports and aligns with your provided construction schedule. Return this document as an editable excel in .xlsx form.
7. **PEP Contact List:** As noted in Exhibit G
8. **RFI Log:** Input your RFIs into this excel file and return them to CBRE as an excel file.



Exhibit E

Insurance Requirements

Exhibit E – Insurance Requirements

The General Contractor shall maintain liability insurance having the following minimum coverage and provisions:

1. Prior to commencement of any work or services, and prior to or concurrent with execution of a contract, General Contractor shall furnish APFC, with copy to CBRE, with:
 - a. Endorsements to General Contractor’s liability insurance policies, naming APFC, the City of Austin, and CBRE, Inc. and all their subsidiaries, agents and employees, as additional insureds;
 - b. Certificates of Insurance or copies of insurance policies indicating that the minimum insurance limits described below have been met;
 - c. Endorsements to General Contractor’s liability insurance policies by which the insurance carriers agree to provide at least thirty (30) days’ prior written notice of cancellation or any change in such policies.

All General Contractor’s required insurance shall be placed with insurance companies rated at a minimum of A-7, by Best Key Rating Guide.

2. General Contractor’s minimum insurance requirements shall include the following limits of coverage:

WORKERS’ COMPENSATION

- a. Statutory in accordance with the laws of the state with jurisdiction, including Voluntary Compensation, Broad Form All-States Endorsement, U.S. Longshoremen’s and Harbor Workers’ Coverage and Maritime Coverage.
- b. Employers Liability with limits of not less than:
 - i. \$1,000,000 each accident/injury, \$1,000,000 each employee/disease, and \$1,000,000 disease/policy limit, or
 - ii. current limit carried, whichever is greater.
- c. Such policy shall include a waiver of subrogation in favor of APFC, City of Austin, CBRE, Inc. and all subsidiaries, agents and employees.

COMMERCIAL GENERAL LIABILITY - Occurrence Form Only (“Claims Made” is not acceptable)

- a. Bodily Injury Liability and Property Damage Liability:
 - i. \$2,000,000 each occurrence, \$4,000,000 general aggregate, \$2,000,000 products and completed operations aggregate, or
 - ii. current limited carried, whichever is greater.
- b. The commercial general liability insurance required must be occurrence form only (**“claims made” is not acceptable**) and must include Blanket Contractual Liability, Broad Form Liability, including Products/Completed Operations, Independent Contractors, Broad Form Property Damage, Personal Injury, Fellow Employee Exclusion deleted, “X”, “C” and “U” Exclusions deleted, Incident Medical Malpractice and Host Liquor. If policy is subject to a “general aggregate”, it must contain a per job or per location aggregate with respect to work for CBRE, Inc. on behalf of APFC.
- c. Such policy shall include a waiver of subrogation in favor of APFC, City of Austin, CBRE, Inc. and all subsidiaries, agents and employees.

Exhibit E – Insurance Requirements

AUTOMOBILE LIABILITY

- a. Automobile Liability insurance covering liability arising out of any auto (including owned, hired and non-owned autos).
 - i. Minimum limits: \$1,000,000 combined single limit each accident.
- b. Such policy shall include a waiver of subrogation in favor of APFC, City of Austin, CBRE, Inc. and all subsidiaries, agents and employees.

UMBRELLA LIABILITY

- a. Umbrella liability insurance on an occurrence basis in excess of underlying insurance above (Workers' Compensation, Commercial General Liability and Automobile Liability).
 - i. Minimum limits *Will be provided by APFC when RFIs are answered.*

BUILDER'S RISK INSURANCE

- a. Minimum limits: *Will be provided by APFC when RFIs are answered.*



Exhibit F

Preliminary Project Schedule

Exhibit F – Preliminary Project Schedule

General Contractor must provide their estimated schedule for preconstruction through construction and closeout in whatever format they choose. Reference the following assumptions. XX/XX/XX dates are to be provided by General Contractor. These are the minimum dates needed from the Contractor, General Contractor is encouraged to provide any others they see as important and/or demonstrates Contractor’s qualifications.

ESTIMATED PROJECT SCHEDULE:

02/26/25	General Contractor RFP distributed
03/05/25	General Contractor RFIs, questions, comments are due to CBRE. Responses to be provided ASAP
03/21/25	General Contractor RFP response due by 5pm CST.
03/21/25 – 04/18/25	Shortlist of General Contractors for Prelim Pricing is compiled and sent out
04/18/25 – 5/12/25	Shortlisted GCs compile and distribute SD pricing to CBRE
05/12/25 – 05/26/25	CBRE/APFC review SD Pricing and make final GC selection
05/26/25	GC Selected, Contract Negotiation commences
05/30/25	Design Development Pricing Package issued as early as this date
07/25/25	Assume GC contract is fully executed. Design Development pricing and precon work will commence as soon as GC is selected. If GC requires an interim agreement for that then it must be presented to APFC for review in advance of selection.

Design Durations

01/10/25 – 2/21/25	Programming
02/21/25 – 03/07/25	Test Fit
03/07/25 – 04/18/25	Schematic Design
04/18/25	Schematic Design Pricing Notes Issued
04/18/25 – 05/30/25	Design Development
05/30/25 – 08/15/25	Construction Documents ASSUMING there is no pause in design for pricing between SD to DD and between DD to CD
08/15/25 – 11/07/25	Permitting; we are assuming no more than 12 weeks from CD issuance until Building Permit issuance
XX/XX/XX – XX/XX/XX	Subcontractor Pricing of CDs
XX/XX/XX	Confirm date GC’s GMAX Amendment will be presented to Project Team for review
XX/XX/XX	Confirm what date you expect GMP Amendment to be executed
XX/XX/XX	Mobilization: Owner has assumed this will occur ~8 weeks after CDs are issued. GC to confirm and advise.
XX/XX/XX – XX/XX/XX	Construction: GC to confirm their duration and provide their generalized schedule
XX/XX/XX – XX/XX/XX	Confirm how long punch, FF&E and AV installations will occur after Construction
XX/XX/XX	FDOB Confirm First Day of Business date.

Exhibit F – Preliminary Project Schedule

General Contractor’s detailed schedule, as presented in response to Exhibit B section – will be utilized to refine the overall project schedule.

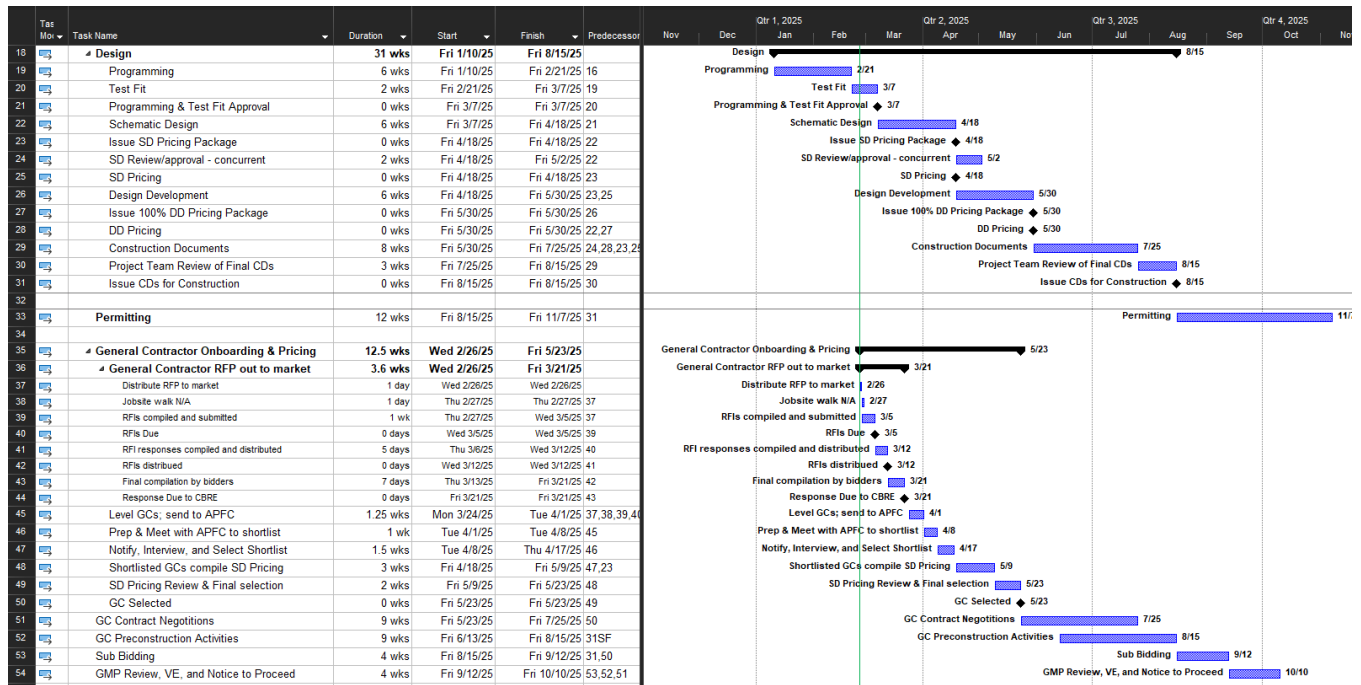




Exhibit G

CBRE Partner Excellence Program

Exhibit G – CBRE Partner Excellence Program (PEP)

WHAT IS PARTNER EXCELLENCE PROGRAM (PEP)

Formerly known as FUSION — PEP is CBRE Project Management's strategic supply chain sourcing program, driving construction cost savings for our clients. PEP offers preferred supply chain pricing on construction materials and services.

PEP IMPLEMENTATION:

CBRE seeks your collaboration to include the PEP program manufacturers whenever possible; at a minimum during the design phase for APFC review and consideration. PEP is a valuable tool enabling CBRE to help our clients achieve best market value pricing and premier service delivery; however, without following this process, the benefits do not get realized on the project. Relative to lighting, it's imperative you work directly with the PEP lighting reps at the very beginning stages of the design process when specifications are established for best results. PEP is applicable whether managed by a CBRE Project Manager OR for projects located in a building managed by CBRE.

For Construction Drawings, selected firm will need to include:

- PEP construction drawing language on the cover sheet to indicate this is a CBRE project.
- Finish sheet to include PEP contact for each product specified as applicable.
- Mechanical/Electrical/Plumbing sheets to include PEP contact for each product or equipment specified as applicable.
- Also include PEP contact for any products or equipment for approved equivalents.

NOTE: Some manufactures have a national program # assigned for CBRE PEP. Please verify with manufacturer reps and include on drawings where applicable.

FOR PRICING EXERCISES OR BIDDING:

PEP manufacturer reps must be contacted in order to obtain PEP pricing. If a general contractor and/or Subcontractor is providing the pricing, same process will apply. In the event better pricing can be obtained that the PEP Program pricing on specified materials or equipment, bidder shall provide backup to CBRE to reflect this savings and substitutions or alternates may be accepted.

PEP Contact List included in Additional Documents.



Thank You

Brian Jarrett

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