

Instructions to Bidders

1. GENERAL

- A. Balfour Beatty Construction, hereafter referred to as the Contractor, is soliciting Guaranteed Maximum Price (GMP) bids for all Phase 1 and Phase 2 bid packages. A listing of which bid packages are included in the first and second phases is indicated on a separate Bid Package Listing.
- B. Bids will be based upon the 100% Design Development documents as prepared by Morphosis and the Contractor's bid package documents.
- C. Specialty Contractor selection will be based on which firm provides the "best value" to the project.
- D. For Phase 1 bid packages, this is the final step of a two step process for selecting firms for the project. Phase 1 specialty contractors were selected or short listed after the previous budget effort and have engaged in a design assist role until now. Phase 1 specialty contractors are responsible to verify, improve upon and/or explain cost differences between the last set of documents and the current. The response will be evaluated by the Contractor to make a final selection.
- E. For Phase 2 bid packages, this is the final step for selecting firms for the project. Submitted bids should contain the information necessary to evaluate them for consideration and initial ranking. Based on the initial ranking, the top ranked firm(s) may have the opportunity to attend a post bid interview with the project team to further demonstrate their abilities and what they would bring to the project.
- F. The Contractor will rank all respondents in the order they provide the "best value" to the project based on the selection criteria as listed in below paragraph 5.
- G. By submitting a bid and qualifications in response to this solicitation, respondent accepts the selection process and acknowledges that the determination of the "most qualified" firm may require subjective judgments.

2. BIDS

- A. Bids will be received until Tuesday, March 2, 2010 at 2:00 PM central time. Bids should either be emailed or faxed. The information for both is as follows:
 - a. Email to both Juan Rodriguez and Ben Jordan at jrodriguez@balfourbeattyus.com and bjordan@balfourbeattyus.com.
 - b. Fax proposals to (214) 451-1200.
- B. Bids must be submitted on the appropriate Bid Form as supplied by the Contractor. If multiple bid packages are proposed, a Bid Form should be completed for each one.
- C. Bids must be broken down as indicated on the Bid Form. Costs will be broken down (at a minimum) as follows:
 - a. Site – North Main Lot

- b. Site – South Parking Lot
- c. Museum – Base Building
- d. Museum – Exhibitor Costs

All breakdown information is required for cost / budget analysis only.

- D. Bids should include any applicable alternates as well as voluntary alternates. Voluntary alternates are strongly encouraged.
- E. Bids should include all labor, supervision, detailing, tools, materials, equipment, insurance, overhead, profit, permits, fees and other items as required to complete the work.
- F. Bids should exclude cost for payment and performance bonds. However, the cost and/or percentage of the total for a bond should be included on the Bid Form below the total cost.
- G. Bids should exclude sales tax. The project is exempt from building component material tax as defined under Section 501(c) of the Internal Revenue Code. Bids should include all other applicable taxes as required by law. However, the value of tax excluded from the bid should be included on the Bid Form below the total cost. The information is used for accounting purposes only.
- H. Bids should include material and/or labor demand escalation and be based on the project schedule included within the Contractor's bid package documents.
- I. Bids shall be guaranteed and enforceable for a period of ninety (90) calendar days after the bid due date.
- J. Bids will be reviewed privately.

3. DELIVERABLE / KEY SCHEDULE MILESTONE DATES

- A. A Pre-Bid / MWBE Mixer was held on January 28, 2010.
- B. 100% Design Development documents available by close of business Thursday, February 11, 2010.
- C. Bids for 100% Design Development documents due by Tuesday, March 2, 2010 at 2:00 PM central time.
- D. Post bid interviews for select Phase 1 & 2 firms will begin March 3 through the week March 15, 2010.
- E. 100% construction documents for the site, excavation and utilities due April 12, 2010.
- F. Notice to proceed on April 26, 2010.
- G. 100% construction documents for foundations and tower structure due May 10, 2010.
- H. Final construction documents due July 19, 2010.
- I. Substantial completion on April 26, 2012.

4. DOCUMENTS

A. Documents are available through various venues. They can be purchased, downloaded off an FTP website, downloaded from Smartbidnet or viewed at various plan rooms.

a. Documents are available for purchase at the following location:

MS Dallas Reprographics
2300 Reagan Street
Dallas, Texas 75219
(214) 521-7000

b. Documents can be downloaded at no charge from an FTP website provided by the Contractor. In the address line of My Computer or Internet Explorer enter the following information:

ftp://ftp.balfourbeattyus.com/
User name: mns100%biddocuments
Password: 100%BD (case sensitive)

Users of the FTP site are advised that they must check back to the site for any new or changed documents prior to the day proposals are due.

c. Documents can be downloaded at no charge from Smartbidnet. In order to download documents from these websites; however, an invitation must be sent directly to your firm by the Contractor.

d. Documents will be available for inspection at the following locations:

Regional Hispanic Contractors Association
2210 W. Illinois
Dallas, Texas 75224
(972) 786-0909

Black Contractors Association
1409 S. Lamar Suite 205
Dallas, Texas 75215
(214) 485-0453

DFW Minority Supplier Development Council
2710 North Stemmons Frwy. North Tower Suite 900
Dallas, Texas 75207
(214) 630-0747

Greater Dallas Asian American Chamber
11171 Harry Hines Blvd. Suite 115
Dallas, Texas 75229
(972) 241-8250

5. SELECTION CRITERIA

Phase 2 respondents are required to submit a complete response to each requested item that follows. The selected firms will be those whose price, experience and qualifications as presented in response to this solicitation, establish it in the opinion of the Owner as well qualified and offering the greatest benefits and experience.

A. General

Provide a statement of interest along with the respondent's unique qualifications as they pertain to the scope of work being proposed.

- a. Attach your project organization chart for your team proposed for this project and resumes of key individuals assigned for preconstruction and construction services.
 - b. Identify and describe the proposed team's past experience for providing construction services that are most related to this project.
 - c. Describe your plans to interface with the Contractor and the design team to enhance the design and planning process on this project.
- B. Preconstruction Experience
- a. Describe your ability to produce and maintain interactive and accurate progress cost estimates on a rolling basis throughout the design process. Also, your ability to produce final pricing at key milestones that anticipate the types of costs associated with buildings of this type and complexity.
- C. Safety
- a. Describe your firm's approach for anticipating, recognizing and controlling safety risks and note the safety resources that your firm's safety program provides.
- D. Quality Control
- a. Describe your quality assurance program. Explain the methods used to ensure quality control during the construction phase of the project.
- E. Building Information Modeling (BIM)
- a. Describe your firm's approach and experience using computer aided design and computer modeling for shop drawing, collision detection and fabrication.
- F. LEED or "Green" Building
- a. Describe your experience with LEED or Green Building projects.
- G. MWBE Participation
- a. Provide a statement as to what MWBE percentage you intend to achieve on the proposed scope of work.
- H. Prequalification with the Contractor
- a. Confirm that your firm has been prequalified with the Contractor. If not, instructions can be found at www.balfourbeattyus.com in the upper right hand corner of the website. Follow link to subcontractors and suppliers.
- I. Subcontract Exhibits
- a. Have all bid package exhibits including, but not limited to the scope of work (for Phase 1 bid packages), general conditions, special provisions, safety requirements, schedule and insurance requirements been reviewed and acknowledged without exception?

6. QUESTIONS:

Please contact the following individual with questions related to your scope of work.

Sitework: Tara Williams - twilliams@balfourbeattyus.com or 214/451-1035.

Structure: Nathan Brown - nbrown@balfourbeattyus.com or 214/451-1184.

Envelope: Nathan Brown - nbrown@balfourbeattyus.com or 214/451-1184

Finishes: Jake Salley - jsalley@balfourbeattyus.com or 214/451-1208.

Elevators: Tara Williams - twilliams@balfourbeattyus.com or 214/451-1035.

Mechanical / Electrical systems: Chuck Lack - clack@balfourbeattyus.com or 214/451-1197.

General questions: Ben Jordan - bjordan@balfourbeattyus.com or 214-451-1212.

General / Schedule / Hoisting / Site logistics: Juan Rodriguez - jrodriguez@balfourbeattyus.com or 214/876-0086 and Chris Wolfe - cwolfe@balfourbeattyus.com or 214/379-8533.

END OF INSTRUCTIONS TO BIDDERS