Emergence Health Network

CMAR PRECONSTRUCTION SERVICES FOR EMERGENCE HEALTH NETWORK

PREBID CONFERENCE – MEETING AGENDA

RFP #27-002 – Behavioral Health East Campus – El Paso, Texas

Monday, November 9, 2026, 3:30 P.M. Mountain Time

201 E. Main, Suite 600, El Paso, Texas 79901

1. **Welcome, Sign-In, and Introduction of Team Members**
    a. Owner – Emergence Health Network (EHN)
    b. Architect of Record – JMT Architecture (JMT-A)
    c. Project Management – JMT Project Management (JMT-PM)
    d. Prospective CMAR Proposers
    e. Attendance is not mandatory but is strongly encouraged
2. **Purpose of the Conference and RFP Overview**
    a. RFP #27-002 – Construction Manager at Risk (CMAR) Preconstruction Services, Behavioral Health East Campus
    b. EHN background and mission – Local Mental Health Authority and Local Intellectual and Developmental Disability Authority for El Paso County
    c. Procurement method – CMAR under Chapter 2269, Texas Government Code; one-step, Best Value selection
    d. JMT-A, JMT-PM, and related entities may not serve as the CMAR; Proposers must disclose any relationship with JMT-A or JMT-PM
    e. Addendum No. 1 – added Groundbreaking Ceremony site preparation scope, Revised Appendix I, and Exhibit A
3. **Project Overview**
    a. Project description – approximately 40,000 SF behavioral health facility, a separate approximately 2,000 SF garage for three vans, and associated site improvements
    b. Project location – intersection of Zaragosa and Edgemere Boulevard, El Paso, Texas 79936 (approximately 10.91 acres)

c. Construction budget and Construction Cost Limitation (CCL) – approximately $35 million planning target; not a GMP
d. Completion goal – final completion, including inspections, commissioning, training, and closeout, no later than December 31, 2028
e. State funding – HHSC grant (Funding Agreement) performance period and flow-down requirements
f. Existing conditions and Proposer investigation – each Proposer is responsible for investigating site conditions before submitting a proposal

4. **Scope of Preconstruction Services (RFP Section 4)**
    a. Estimating and cost control – milestone estimates, monthly cost reports, and reconciliation with JMT-A and JMT-PM
    b. Constructability reviews and value engineering
    c. Master schedule and early construction packages – sitework; under-slab utilities and foundation; early procurement; building and remaining construction
    d. Procurement and trade contractor selection – public advertising of trade packages and HUB, minority-, woman-, and locally owned business outreach
    e. Risk management and coordination – risk register and coordination meetings (JMT-PM provides minutes and action items)
    f. Open-book GMP development when construction documents are at least 60% complete

5. **Addendum No. 1 – Groundbreaking Ceremony Site Preparation**
    a. Added temporary site preparation and event support work for the January 22, 2027 Groundbreaking Ceremony, priced as a separate lump sum
    b. Exhibit A – conceptual temporary site preparation plan; layout and limits to be field-verified
    c. Written EHN authorization required before mobilizing or disturbing the site; Texas 811 notification before ground disturbance
    d. Work must be ready before the ceremony; the added work does not change the $35,000,000 CCL

6. **Project Delivery and Contract Requirements (RFP Section 3 and General Provisions)**
    a. Phase 1 – Preconstruction Services; Phase 2 – Construction Services authorized only by separate written amendment with an established GMP
    b. AIA A133-2019 and A201-2017, modified by EHN Supplementary Conditions
    c. Early construction packages – defined scope, price, schedule, and written authorization before work begins

d. Prevailing wage rates (Appendix J), retainage, performance and payment bonds, insurance, Builder's Risk, and liquidated damages of $7,000 per calendar day

PROCUREMENT PROTOCOLS

See Section II of the RFP

7. **Proposal Submission Requirements**
    a. Proposals due Tuesday, November 24, 2026, not later than 3:00 P.M. Mountain Time, at Emergence Health Network, Attention: Purchasing Department, 201 E. Main, Suite 600, El Paso, Texas 79901
    b. Proposals must be sealed before delivery: one signed original and one electronic copy (searchable PDF on a USB flash drive) in a single sealed package
    c. Cost Proposal (Section 6 and Revised Appendix I) in a separate sealed envelope marked "Cost Proposal" inside the package
    d. Required organization – Transmittal Letter and Required Forms; Summary of Proposal; Technical Proposal (Sections 5.1–5.5 and preliminary logic-linked schedule); Cost Proposal; Appendices A–J
    e. Required disclosures and forms – Deviation Form, HUB and Local Business Outreach Plan, Conflict of Interest Questionnaire, litigation disclosure, and Mental Health Friendly Workplace narrative
    f. Late proposals will not be opened; emailed or faxed proposals will not be accepted
    g. Public opening and read-aloud – November 24, 2026, 3:30 P.M. Mountain Time, at the same address
8. **Communication Protocols, Questions, and Addenda**
    a. Until contract award, no communication about this procurement with EHN Board members, officers, employees, or JMT-A / JMT-PM representatives except through written questions, this conference, or EHN-scheduled interviews; violations may result in disqualification
    b. Written questions to bidquestions@ehnelpaso.org before 3:00 P.M. on November 13, 2026 (Q & A Period Closes); include the solicitation number and title in the subject line
    c. EHN anticipates posting written responses as an addendum on its procurement website not later than November 17, 2026
    d. Only written addenda bind EHN; Proposers must check the EHN procurement website for addenda before the due date
    e. Protests of RFP terms or specifications must be submitted in writing not later than five (5) business days before the Submission Deadline
9. **Cost Proposal and Revised Appendix I – Pricing Worksheet / Bid Form**
    a. Revised Appendix I replaces the original Appendix I in its entirety

b. Part 6.1 – Preconstruction Services lump-sum fee; Part 6.2 – General Conditions (18-month assumption); Part 6.3 – CMAR Construction Fee (percentage and dollar amount on the illustrative $35 million base); Part 6.4 – Change Order Markups; Part 6.5 – Insurance, Bonds, Allowances, and Contingencies; Part 6.6 – Groundbreaking Ceremony Site Preparation (added by Addendum No. 1)
c. Total for Proposal Comparison = F.1 + F.2 + F.4 + F.5 + G.1; for evaluation only and does not establish the final GMP
d. Transparent, itemized pricing with no duplicate charges, fee-on-fee, or CMAR contingency; EHN is tax exempt
e. Acknowledgment of Addendum No. 1 on Revised Appendix I; deviations listed on Appendix B

10. Evaluation and Selection

a. Evaluation criteria (100 points) – relevant project experience (20); CMAR delivery-method experience (20); bonding and financial capacity (15); schedule and ability to meet the completion deadline (15); project execution plan and collaboration with EHN, JMT-A, and JMT-PM (20); cost proposal transparency and competitiveness (10)
b. Competitive range, possible interviews and clarifications; negotiation only with the highest-ranked Proposer
c. Award subject to EHN Board of Trustees approval and an executed agreement

11. Anticipated Schedule of Events

a. November 2, 2026 – RFP issued
b. November 9, 2026 – Prebid Conference (not mandatory) and Addendum No. 1 issued
c. November 13, 2026 – Q & A Period closes
d. November 24, 2026 – Proposals due at 3:00 P.M. MT; public opening and read-aloud at 3:30 P.M. MT
e. December 3, 2026 – Anticipated CMAR selection
f. December 10, 2026 – Board approval and anticipated Notice to Proceed (subject to executed agreement and confirmed funding)
g. January 22, 2027 – Groundbreaking Ceremony

12. Questions?

13. Adjourn