



REQUEST FOR PROPOSALS

Issued by

**GOLDEN CRESCENT WORKFORCE DEVELOPMENT BOARD
dba
Workforce Solutions Golden Crescent**

For

**LEASE SPACE FOR WORKFORCE SOLUTIONS CENTER
IN CUERO
DEWITT COUNTY, TEXAS**

Issue Date: August 18, 2025

Proposal Due Date and Time: September 12, 2025

**REQUEST FOR PROPOSALS FOR CUERO, TEXAS
FACILITY – REVISED SQUARE FOOTAGE**

Workforce Solutions Golden Crescent
120 S Main St., Suite 501
Victoria, Texas 77901
www.gcworkforce.org

Workforce Solutions Golden Crescent is an equal opportunity employer/program. Auxiliary aids and services are available upon request to individuals with disabilities.
RELAY Texas service at 711 or (TDD) 1-800-735-2989/ 1-800-735-2988 (voice).

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I. PURPOSE AND BACKGROUND INFORMATION

A. Purpose

The Golden Crescent Workforce Development Board, (Board) is soliciting proposals for lease space for a **Workforce Solutions Center office to be located in Cuero, Dewitt County, Texas**. The purpose of this Request for Proposal is to solicit proposals to lease existing space, renovate existing space, and/or construct a facility that can be leased in whole or part to the Board.

B. Authority

Golden Crescent Workforce Development Board (Board) serves as the administrative entity for federal and state workforce programs and funds allocated to the seven county Golden Crescent workforce development area. The Board's primary responsibility is to provide policy and program guidance and to exercise independent oversight, and evaluation of workforce development programs and services that affect area employers, residents and job seekers. A key element of the system is a Workforce Solutions Center where customers may access all services.

C. General Overview and Request

The Board is currently leasing approximately 1500 square feet space at 1137 N. Esplanade, Cuero, Dewitt County, Texas. The Board is seeking to downsize to approximately 500 - 800 square feet in a new or remodeled property within the city limits of Cuero, Dewitt County, Texas that is easily accessible to the public. The Workforce Solutions Center (Center) currently houses 1-2 staff on a daily basis and serves an average of 5-10 customers per day.

Services include access to resource areas with computers, fax machines, copiers and printed materials; workshops, assessments and training courses offered in large and small group settings in a classroom or computer lab, career counseling services offered in small group or one-on-one settings; and hiring events that allow for group and individual interviewing by employers.

D. Bid and Award Process

This Request for Proposals (RFP) is prepared in compliance with the Texas Workforce Commission's Financial Manual for Grants and Contracts (FMGC), which contains federal, state and agency requirements that apply to recipients of funding from the Texas Workforce Commission (TWC). The Board is using the Competitive Proposal Method (see TWC FMGC, Chapter 14, Section 14.12 [TWC FMGC](#)). Proposals will be rated utilizing the criteria specified in this document and selection will be made based on these criteria. The Board may enter into negotiations, if necessary, with the highest ranked proposer. If negotiations are unsuccessful, the Board may negotiate with another proposer regardless of ranking. Proposals may be submitted for more than one project location; however, each proposal must conform and be responsive to the specifications that follow. The Board

reserves the right to reject any and all proposals or to waive any irregularities in any proposals, and to be the sole judge of the merit and qualifications of products and services offered and may accept whatever proposal is deemed to be in the best interest of the Board.

E. Terms of Agreement

The contract executed as a result of this RFP will be a fixed priced contract for a specified term that may be extended upon agreement by both parties. The Board prefers to enter into a full-service lease, but will consider a net lease or modified net lease. The Board is prohibited from using funds to purchase property and is unable to provide financial assistance for the project. The Board is only interested in working with proposers who are willing to include the cost of remodeling, renovations and/or construction as part of a lease over a period of not less than five (5) years and no more than ten (10) years, with a preference for a five (5) year initial term with a second renewal option for an additional five (5) years. The Board's lease must contain a non-appropriation clause, which allows renegotiation of cost or early lease termination, in the event that the Board receives significant reductions in government appropriations that inhibit the Board's continued ability to pay the rent.

II. FACILITY REQUIREMENTS

This section provides an explanation of facility lease needs, requirements and specifications. Costs associated with preparing the facility (build-out, renovations, wiring, etc.) will be the responsibility of the building owner/landlord, with costs being built into and amortized over the period of the lease. Building owner/landlord shall be responsible for contracting and managing all aspects of building renovations in consultation with the Board's administrative staff.

A. General

The Board reserves the right to approve the design and quality of the workmanship of the lease space. The lease space is intended to be completed and finished in all respects, and commonly used items necessary for completion which have not been specifically addressed by these minimum specifications shall be considered reasonably implied. Materials and workmanship not specifically addressed by these minimum specifications shall be considered reasonably implied.

The lease space shall be suitable for use as office space. The Board reserves the right of inspection and may reject buildings based on adverse observations of physical condition of the building, including but not limited to general cleanliness, grounds keeping, finished interiors or exteriors, odors, pests, insects, or other problems relating to improper extermination and any other condition that would create unsanitary or unattractive conditions in and around the leased space. As part of the evaluation process, the Board may request a tour of the facility at a time that is mutually agreeable to the proposer.

B. Hazardous materials and compliance with TAS and ADA standards

If proposal is for renovation of an existing facility, proposer will be required to have the building surveyed by a licensed hazardous materials surveyor before making any renovations, repairs, alterations or modifications at no cost to the Board. Any hazardous materials abatement will be the responsibility of the proposer and may not be included in the lease cost. Existing facilities will also be required to be renovated to meet current Texas Accessibility Standards and Americans with Disabilities Act standards, as evidenced by a review conducted by a Texas Registered Accessibility Specialist. Any associated costs will be the responsibility of the proposer and must be identified separately in the proposal. Inclusion of these costs in the lease is acceptable; however, it will also be a consideration in evaluation of the proposal. Proposer must provide a current Certificate of Occupancy and/or evidence and the results of a code compliance inspection by the City of Cuero or an independent, licensed third-party.

III. EVALUATION CRITERIA

Proposals will be evaluated according to the following criteria and possible points:

- A. Responsiveness to Board Needs – 40 points**
- B. Reasonableness of Cost and Project Completion – 35 points**
- C. Past Performance and Quality – 15 points**
- D. Additional Considerations – 5 points**
- E. Historically Underutilized Business - 5 points**

Criteria A – Responsiveness to Board Needs

Location:

Office space is to be located within the city limits of Cuero, Texas at a site that is properly zoned to allow required workforce center usage and shall comply with all current local, state, and national codes, ordinances and regulations governing the particular class of facility, as interpreted by the inspecting authority(ies).

Facility should be easily accessible from a named, recognized paved thoroughfare. Ideally, the facility will be easily visible from a major street with entrance to the facility parking area directly from that street.

Specifications and Requirements:

- Approximately 500 square feet to 800 square feet in a location that is appropriately zoned for office usage. Exhibit B provides drawings of current workforce center and could be used to establish minimum requirements to assist in proposal development. The Board is willing to consider design and specification changes, such as private office space vs. cubicle, if it is more cost-effective and efficient, but still meets the functional requirements.
- The preferred property design would ensure maximum utilization of space, optimal customer flow, and minimization of on-going maintenance and utility costs with a strong preference for green/energy efficient building practices, materials, and systems on a single level.
- Heating and air conditioning systems should allow for independent operation for zones within property to eliminate unnecessary heating/cooling, when only a portion of the property is in use. Operation and metering of utilities must be separate, if the property is part of a multi-unit property.
- Proposer must provide a current certificate of occupancy issued by the City of Cuero. Proposer must identify if the proposed site is in a flood plain that requires the purchase of flood insurance.
- The site and building design must conform to the Technical Requirements of the Americans with Disabilities Act (ADA), entitled the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Reference requirements as set forth in 28 CFR Part 36, as well as the Texas Accessibility Standards 2012, whichever is more restrictive for the elements required to be accessible within this site/facility. This will include, but is not limited to, accessibility to the site (including distributed accessible parking and accessible routes to building entrances), building entrances, access to common-use areas such as lobbies, corridors, meeting rooms, or resource rooms, public telephones and water fountains, vending and break areas, and fully accessible rest rooms.

Criteria B – Reasonableness of Cost and Project Completion

The Board will evaluate the reasonableness of base cost of lease/rent per square foot, services included in the cost and the number of days for project completion. Proposers may provide more than one option of lease structure but will be required to detail explanations of the costs included in each structure. The Board is also willing to negotiate with the proposer on responsibility for costs such as utilities, janitorial and pest control that may be procured separately by the Board.

Criteria C – Past Performance and Quality

Proposers will be required to provide information about recent, similar projects, including contact information, so the Board may independently contact the appropriate individuals. Additionally, the proposer should identify all known key subcontractors.

Criteria D – Additional Considerations

Proposers are encouraged to include and identify any additional considerations that are favorable to the Board, such as higher than minimum requirement amenities, early project completion, waiver of certain standard fees/costs, or payment of certain costs by proposer.

Criteria E – Certified Historically Underutilized Business (HUB)

The Board is committed to working with Historically Underutilized Businesses and will provide additional consideration to organizations that provide proof of current HUB certification. The Board is interested in doing business with small, minority- and women-owned businesses, however, points will only be awarded to proposers that provide documentation of current HUB certification.

IV. PROPOSAL EVALUATION PROCESS

The services requested in this RFP will be procured competitively based on responsiveness to the RFP. This will include review and evaluation of proposals by a designated independent review team.

Evaluation of Proposals – The evaluation process will include the following steps:

- Step 1 –Determination of timeliness of each proposal. Any proposal submitted after the deadline will be considered non-responsive and not considered for review. Proposal submissions that lack any of the required elements/documents listed in **Section V-Information About Procurement Process and Instructions for Submission Sub Section A-Proposal Order**.
- Step 2 – Responsive proposals will be evaluated and scored according to the criteria contained in this RFP. Reviewers may request a coordinated site visit to correlate submitted site and/or floor plans and for any applicable questions and answers, if necessary.
- Step 3 –Scores will be totaled and a rank of proposals will be determined.
- Step 4 – The Review team will develop a recommendation, which will serve as the basis of the selection decision.
- Step 5 – Board staff will notify all proposers of their selection or non-selection through a formal award letter. Negotiations, if necessary, will begin with the top ranked proposer(s).
- Step 6 - In the event negotiations are unsuccessful, the Board may choose to enter into negotiations with other proposers without regard to their rank, unless a decision has been made to specifically negotiate with proposers based on their ranking as determined through the evaluation process.

V. INFORMATION ABOUT PROCUREMENT PROCESS AND INSTRUCTIONS FOR SUBMISSION

A. Proposal Order

The attached materials are provided to describe detailed requirements for completion and submission of a proposal. All elements listed below must be included for proposal to be considered responsive. Please submit proposal in order below:

Proposal Cover Sheet

Exhibit A – Application and Instructions

Exhibit B – Site/Floor plan Specifications

Attachment A: Certification of Proposer

Attachment B: Certification regarding lobbying, debarment, suspension and other workplace issues, including drug-free workplace

Attachment C: Certification of Texas Corporate Franchise Tax

Attachment D: State Assessment Certification

Attachment E: Certification regarding Conflict-of-Interest

Attachment F: Workforce Investment and Opportunity Act Assurances

The forms may be recreated for ease of completion, however, the format must be substantially similar and all information must be included in original sequence. Failure to follow the instructions can result in disqualification of the proposal if the omission or mistake is material to determining the responsiveness of the proposal. The Request for Proposal and all required forms are available on the Board's website at www.gcworkforce.org Forms requiring signature must have an original signature.

B. Inquiries

There will not be a Question and Response period for this Request for Proposals.

C. Deadline for Proposal Submission

The deadline for submission in response to this Request for Proposals (RFP) is **September 12, 2025**. Proposals shall be submitted electronically to Kristy Pfister at kristypfister@gcworkforce.org **no later than 4:00 p.m., September 12, 2025**. Proposals received after the indicated date will not be accepted or considered for award. Timely delivery of proposals to the appropriate email address is the sole responsibility of the proposer. Proposals will receive an electronic notification of receipt of their proposal. Notification of receipt is not an indication that the proposal has met all minimum requirements to be considered responsive.

All documents must be legible, complete and submitted in a format that allows easy access and printing of documents, if needed. If multiple attachments are submitted, proposer should identify each attachment in a manner that allows easy determination of the contents. Unless requested by the Board, no additional information will be accepted from a proposer after the deadline for submission of proposals. (Note: All proposals will become the property of the Board).

Withdrawal of Proposals

The applicant or his/her authorized representative identified in Attachment A and the Cover Sheet may withdraw proposals prior to scheduled closing time of receipt of proposals. No proposal may be withdrawn after the closing date and time.

VI. TIMELINE

Issue Date: **August 18, 2025**

Proposal Due Date and Time: 4:00 p.m. **September 12, 2025**

Expected Notice of Award: All parties that submit a proposal will be notified of time, date and location of award announcement.

VII. GENERAL CONDITIONS

1. The only purpose of this Request for Proposals (RFP) is to ensure uniform information in the solicitation of proposals and procurement of services. This RFP is not to be construed as a purchase agreement or contract or as a commitment of any kind; nor does it commit the Board to pay for costs incurred prior to the execution of a formal contract unless such costs are specifically authorized in writing by the Board.
2. The Board reserves the right to accept or reject any or all proposals received, to cancel or reissue this RFP in part or in its entirety.
3. The Board reserves the right to negotiate the final terms of any and all contracts or agreements with selected proposer.
4. Misrepresentation of the proposer's ability to perform as stated in the proposal may result in cancellation of any contract or agreement awarded.
5. Proposer shall not, under penalty of law, offer or provide any gratuities, favors, or anything of monetary value to any officer, member, employee, or agent of the Board for the purpose of having an influencing effect toward their own proposal or any other proposal submitted hereunder.
6. No employee, officer, member or agent of the Board shall participate in the selection, award or administration of a contract if a conflict of interest, or potential conflict, would be involved.

7. Proposer shall not engage in any activity that restricts or eliminates competition. Violation of this provision may cause a proposer's proposal to be rejected. This does not preclude joint ventures or subcontracts.
8. Any proposer may withdraw his/her proposal either in person or by written request by a duly authorized representative at any time prior to the scheduled closing time for receipt of proposals.
9. All contracts are contingent upon availability of funds from the U.S, Department of Labor and/or Texas Workforce Commission.
10. No contract may be awarded until proposer has complied with Executive Order 1254929CRF, Part 98 by submitting to the Board a signed Certification of Debarment, which states that neither the proposers, nor any of its principals, are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in a procurement by any Federal department or agency. (See Attachment B).
11. Proposal must be manually signed by a person having the authority to bind the organization in a contract. (See Attachment A).
12. Any material that is to be considered as confidential in nature must be clearly marked as such and will be treated as confidential by the Board to the extent allowable by the Texas Public Information Act.
13. Funding for goods or services requested in this RFP is contingent upon the Board's actual receipt and availability of funds from the Texas Workforce Commission.
14. Golden Crescent Workforce Development Board is an equal opportunity employer/program and complies fully with the nondiscrimination and equal opportunity provisions of the following laws: Section 188 of the Workforce Investment Opportunity Act (WIOA), which prohibits discrimination against all individuals in the United States on the basis of race, color, religion, sex, national origin, age, disability, political affiliation or belief, and against beneficiaries on the basis of either citizenship status as a lawfully admitted immigrant authorized to work in the United States or participation in any WIOA Title I- financially assisted program or activity; Title VI of the Civil Rights Act of 1964, as amended, which prohibits discrimination on the basis of race, color and national origin; Section 504 of the Rehabilitation Act of 1973, as amended, which prohibits discrimination against qualified individuals with disabilities; the Age Discrimination Act of 1975, as amended, which prohibits discrimination on the basis of age; and Title IX of the Education Amendments of 1972, as amended, which prohibits discrimination on the basis of sex in educational programs.
15. The Board is the responsible authority for handling complaints or protests regarding the procurement and proposal selection process. No protest shall be accepted by the grantor (State) until all administrative remedies at the grantee level have been exhausted. This includes, but is not limited to, disputes, claims, protests of selection or non-selection for award, or other matters of a contractual or procurement nature. Matters concerning violation of laws shall be referred to such authority, as may have proper jurisdiction.

16. Proposers who are not selected for contract award may request a debriefing for purposes of learning more about the evaluation of their proposal. **A proposer may not request a debriefing while also appealing the Board's decision.** If choosing to request a debriefing, the request must be provided in writing to the Board no later than 30 days after notification of award. Upon receipt of a request for a debriefing, the Board shall contact the proposer and set a mutually agreeable date and time to conduct the debriefing. The debriefing may be held in person, but may also be conducted via telephone.

VIII. Appeal and Debriefing Process

Proposers who are not selected for contract award may request a debriefing for purposes of learning more about the evaluation of their proposal. **A proposer may not request a debriefing while also appealing the Board's decision.** If choosing to request a debriefing, the request must be provided in writing to the Board no later than 15 days after notification of non-award. Upon receipt of a request for a debriefing, the Board shall contact the proposer and set a mutually agreeable date and time to conduct the debriefing. The debriefing may be held in person but may also be conducted via telephone.

- a. Proposers/bidders who wish to appeal an award decision must use the following process:
 - i. Upon receipt of status notice, proposers must inform the Board, in writing, within fifteen (15) days of the date of notification, of their wish to appeal. Appellants must include the following information in their appeal correspondence.
 - ii. Identify the solicitation being protested
 - iii. State the grounds for the protest, including a description of any alleged acts or omissions by the entity that forms the basis for the protest
 - iv. Provide any written information that the protestor believes is relevant to the grant award
 - v. Provide the basis for the protestor's interest in the award
 - vi. desired remedies, if any
- b. The Notice of Appeal must be sent by registered mail or hand delivered (a receipt will be issued) and addressed to:

Golden Crescent Workforce Development Board
Attn: Appeal – Victoria WFC
120 S Main Street, Suite 501
Victoria, TX 79901

- c. The Board Executive Director/designee will review the appeal and issue a determination within fifteen (15) days of receipt of the appeal. The notification will include specific instructions for appealing this decision.
- d. The filing of an appeal within the specified time frame and in the manner

required is a non-waivable requirement. There is no relief accorded to appellants for not filing within the published deadlines or following instructions. Hearings shall be conducted in accordance with Board procedures.

IX. Non-Appropriation

Proposer understands and acknowledges that the Board is a publicly funded entity and the Board's ability to pay rent is dependent on continued governmental appropriations. Any proposed lease agreement must include a non-appropriation clause in the event governmental appropriations are discontinued or substantially reduced to the Board, resulting in the Board's inability to pay rent, that allows the Board to terminate the lease early without penalty.

This project/program is funded in whole or in part with federal funds.

- The percentage of the total cost of the program or project which will be financed with Federal money is 86%.

X. PROPOSAL COVER SHEET**Lease Space for Workforce Solutions Center in Cuero, Dewitt County, Texas**

Proposer Name	
Address of Proposed Site	
Type of Project	New Construction ☐ Renovation ☐
Project Cost	Total construction cost: (new construction) Renovation cost to meet TAS and ADA requirements: Total renovation cost:
# of Days to Complete Project and proposed project dates	
Proposed Occupancy and Lease Start Date	
Total Square Footage	
Proposed Lease Cost	Cost per square foot/per month: Annual cost per square foot:
Type of lease (full service, net or modified net)	
Legal Name and Address of Proposer	
Federal Employer ID Number	
State Comptroller ID Number	
Type of Organization	☐ Corporation ☐ Partnership ☐ Sole Ownership ☐ Other (describe)
HUB	☐ YES ☐ NO ☐ If YES: Certification No. _____ Certifying Agency: _____ Attach a copy of current certification.
Authorized Representative- Contact Information	Name: _____ Title: _____ Phone: _____ E-mail: _____
Name & Title of Authorized Signatory	
Signature and Date	

XI. EXHIBIT A – APPLICATION and INSTRUCTIONS

Proposer should address each item in a narrative format and clearly label any attachments submitted as part of their response. Simple “yes” or “no” responses will be construed as an indication of the proposer’s acceptance and agreement to meet the requirement as part of the proposed square footage cost.

A. Responsiveness to Board Needs – 40 Points

Location:

- Physical Address of Proposed Facility – Zoning for location
- Year Facility Built (if existing facility)
- Primary street(s) that provide direct access to facility and number of public entrances to facility
- Proximity of parking to facility
- Composition of parking area surface and number of spaces available (non-shared) for the workforce center: rating of parking surface; number of accessible spaces

Specifications and Requirements:

- Available and/or proposed useable square feet specific to the workforce center and not shared with other tenants, if applicable
- Property design that ensures maximum utilization of space, optimal customer flow
- Describe any green/energy efficient building practices, materials, and systems
- Describe the heating and air conditioning systems that allow independent operation for zones and independent operation by the Board at all times and days.
- Describe the operation and metering of utilities indicating if they are separate and if the property is part of a multi-unit property.
- Interior furnishings will be provided by the Board; however, the proposer must agree to work with the Board’s designated contractor on lay-out, installation and hook-up of cubicles/modular furniture, as applicable.
- Compliance with the Texas Accessibility Standards 2012, and American Disabilities Act (ADA); to make all necessary required accommodations for persons with disabilities. This will include, but is not limited to, accessibility to the site (including distributed accessible parking and accessible routes to building entrances), building entrances, access to common-use areas, and fully accessible rest rooms. ADA requirements may be downloaded from the following website address: <http://www.access-board.gov/ada/>.

Exterior of Facility

- Shrubs, grass, landscaping, and automatic irrigation system shall be provided and maintained by the builder/owner.
- Site must have a designated dumpster location.
- Privacy fence must be provided around electrical transformers and/or air conditioning units.

- Paved, off-street parking for no less than 7 cars. Parking area must have sufficient curb cuts and ramps in the parking and drop-off areas as required by Texas Accessibility Standards (TAS 405 & 406 4.7.1). Indicate number of available parking slots including accessible parking spaces that comply with ADA, and whether the parking spaces are for Workforce Solutions Center exclusive use or are common spaces to be shared with other tenants or the public.
- The parking area shall be covered with hard surface material, i.e. concrete, asphalt paving, or comparable, with sufficient durability to withstand high volume traffic and all weather conditions and shall be new or in like new condition. Compacted dirt, gravel, or caliche-surfaced parking areas are not acceptable. The parking area must have proper drainage to prevent accumulation of water and must be maintained by Lessor at all times in a safe, clean and neat condition
- Facility shall have exterior lighting as necessary for security at exits and parking areas.
- Adequate accessible entrances as required by Texas Accessibility Standards (TAS) <http://www.tdlr.texas.gov>.
- Prefer to have separate entrances for the general public and Center staff with secured and controlled access.
- Location and style of sign indicating Workforce Solutions Center that is visible to the general public.
- Secure and controlled access for exterior doors and all entrances/exits shared with other tenants that allow the Board to control access at all times and days to the Board's space.

Interior of Facility:

- Interior finishes provided (carpet, resilient flooring, ceramic tile, cover base, vinyl wall coverings, paint, ceiling systems, and interior sign) shall be commercial quality and be recently updated.
- All interior walls shall have a washable surface. Interior walls are to be floor to ceiling unless otherwise specified. Walls are to be new or like-new condition, clean and free of cracks and other flaws. Interior walls are to be constructed such that a normal conversation cannot be overheard in adjoining offices or areas. All walls are to be insulated to provide maximum privacy.
- Office/Cubicle/Computer Labs must be wired to accommodate computer stations, and Voice over Internet Protocol (VoIP) telephones as well as desktop PCs, scanners and printers. Wiring should allow for both hard-wire and wireless access.
- Previously occupied space shall have damaged ceiling grid and tile replaced to provide a clean, neat and uniform finished appearance.
- Exit lights shall be provided at each door leading to the outside of the building, in accordance with Fire and Safety Code requirements. Electric and/or luminous

directional arrows shall be strategically placed for identification of building exit routes. Storage rooms for computer server & related equipment must have separate temperature control.

- Facility must be hazardous materials-free, or a hazardous materials-managed environment in compliance with the Texas Department of Health, and must be in compliance with Fire Codes, and ADA.
- Wiring of Office/Cubicle/Computer Labs to accommodate computer stations, and telephones that is visually appealing. Office/Cubicle/Computer Labs must be wired to accommodate computer stations, and Voice over Internet Protocol (VoIP) telephones as well as desktop PCs, scanners and printers. Wiring should allow for both hard-wire and wireless access. The Proposer's selected cable contractor must agree to work with Board staff to determine locations for cable drops.
- Storage room/closet space for router & related equipment.
- Internal doors must allow for secured and controlled access that prevents access by other tenants and allows the Board to control access as desired.

B. Reasonableness of Cost and Project Completion – 35 Points

Please submit cost that include base lease/rent amount per square foot on a monthly and annual basis and identify all included costs such as: landscaping, and maintaining grass and shrubs, repair and maintenance of plumbing, electrical, HVAC, roof, foundation, flooring, elevators, doors, corridors and windows and other structures or equipment serving the facility considered long-lived assets as well as property taxes and general liability insurance. Proposer may submit more than one lease structure, but, must clearly identify costs that are included in each lease.

Proposer should identify any additional costs included in base lease price, such as annual inspections of fire alarms and fire extinguishers, pest control, security, janitorial, and utilities (excluding telephone and Internet) or this may be included in the base lease. If these items are included in the base lease, proposer must identify estimated annual cost for each item. The Board is willing to consider responsibility for procurement and payment of any or all of these items.

- The Board desires a minimum of a five (5) year lease with the option to renew for up to an additional five (5) years based on favorable pricing and contract terms.
- Lease provisions must include a non-appropriation clause that allows for early termination, without penalty should the Board suffer a documented loss of its public funding.
- Time of completion is of prime importance to the Board. The proposer shall fully complete the work within the time as identified on their Proposal.
- Facility will be ready for occupancy within time period stated by proposer, with the understanding that time completion is of prime importance.

- Lease terms, including restrictions the landlord will require for the tenant – (submit draft copy of proposed lease)

C. Past Performance/Quality – 15 Points

- Qualifications and experience of key management and professional personnel involved in the project.
- Identification of at least two (2) similar projects within last two years including contact information and authorization for Board staff to contact key individuals involved with project as well as individuals currently occupying the space. Must provide sufficient information to identify project location and scope of project.
- Total number of projects in last three (3) years and number of those same projects with on-time completion rate.
- Identification of sub-contractors for project, if known, and requirements in place to ensure on-time completion and compliance with project standards. Also, identify any sub-contractors that are considered [small business](#) as defined by the Small Business Administration
- Number of complaints filed through the Better Business Bureau, previous clients, references and/or Office of Attorney General and/or lawsuits related to breach of contract and/or quality of workmanship in the past five years. If any complaints were filed that resulted in a settlement, please provide further information regarding the nature of the complaint and settlement.

D. Added Considerations – 5 Points

- Identify any considerations provided by the proposer beyond the minimum requirements that may be advantageous to the Board. Please be specific and include a dollar value or estimate.

E. Certified Historically Underutilized Business – 5 Points

- Provide documentation of current status as certified HUB.

EXHIBIT B – SITE/CURRENT EXISTING FLOOR PLAN INFORMATION

The diagram below is representative of the layout of the existing facility located at 1137 N. Esplanade, Cuero, Dewitt County, Texas.

The following facility specifications are provided to assist proposers in identifying acceptable and preferred features and specifications for a new location.

Facility Specifications:

Feature	Preferred	Acceptable
Private offices/Cubicle Space (minimum of 10' x 11')	2	1
Meeting/conference room (minimum of 14' x 16')	1	0
Open space (minimum of 18' x 20')	1	1
Employee break area (must have sink with hot and cold water, counter and storage space, accommodate microwave and refrigerator)	1	0
Storage room (minimum of 6' x 6')	1	0
Employee restrooms – must be ADA accessible	1 Unisex	1 Unisex

ATTACHMENT A
CERTIFICATION OF PROPOSER

PROJECT: Golden Crescent WDB - Cuero, Dewitt County Workforce Center

NAME OF BIDDER:

I hereby certify that the information contained in this proposal and any attachments is true and correct and may be viewed as an accurate representation of proposed services to be provided. I certify that no employee of the Golden Crescent Workforce Development Board has assisted in the preparation of this proposal.

I acknowledge that I have read and understand the requirements and provisions of the RFP and that the organization will comply with applicable local, state and federal regulations and directives in the implementation of the program. I also certify that I have read and understand the Governing Provisions and Limitations and Supplementary General Conditions section presented in this RFP and will comply with the terms.

I acknowledge that I have received and examined all related documents and all conditions regarding the project and hereby agree:

1. To hold my bid open for a maximum period of thirty (30) days.
2. To accept the provisions of the Request for Proposals.
3. To enter into and execute a contract, if awarded on basis of this proposal.
4. To accomplish the work in accordance with all the contract documents.
5. To complete the work by the time stipulated in the proposal form and under the conditions as outlined in the supplementary General Conditions.

I acknowledge receipt of the following addenda: (Please list):

Upon notification of the acceptance of the proposal, the Undersigned agrees to execute a contract for the above work, for the above stated compensation. The undersigned hereby agrees to complete all the work and improvements as specified in the contract documents within calendar days after the contracts have been signed by the Owner and Contractor.

I, _____, certify that I am the

(Typed Name)

(Typed Title)

of the corporation, partnership, organization, or other entity named as Respondent herein and that I am authorized to sign this proposal and submit it to the Golden Crescent Workforce Development Board on behalf of said organization by authority of its governing body.

BY: (Signature):

Phone (please include office and cell, if applicable):

ATTACHMENT B
CERTIFICATIONS REGARDING LOBBYING, DEBARMENT, SUSPENSION AND OTHER
RESPONSIBILITY MATTERS, AND DRUG-FREE WORKPLACE REQUIREMENTS

Lobbying: This certification is required by the Federal Regulations, implementing Section 1352 of the Program Fraud and Civil Remedies Acts, Title 31 U.S. Code, for the Dept. of Agriculture (7 CFR part 3018), Dept. of Labor (20 CFR Part 93), Dept. of Education (34 CFR Part 82), Dept. of Health and Human Services (45 CFR Part 93).

The undersigned contractor states that:

No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of Congress, or any employee of a Member of Congress in connection with the awarding of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan or cooperative agreement.

If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.

The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

* * * * *

Debarment, Suspension and Other Responsibility Matters: This certification is required by the Federal Regulations implementing Executive Order 12549, Government-wide Debarment and Suspension, for the Dept. of Agriculture (7 CFR Part 3017), Department of Labor (29 CFR Part 98), Dept. of Education (34 CFR Parts 85, 668 and 682), and Dept. of Health and Human Services (45 CFR Part 76).

The undersigned contractor certifies that it or its principals:

Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency

Have not within a three-year period preceding this proposal been convicted or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or

local) with commission of any of the offenses enumerated in paragraph 2 of this certification; and

Have not within a three-year period preceding this contract had one or more public transactions (federal, state, or local) terminated for cause or default.

Where the prospective recipient of Federal assistance funds is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal

* * * * *

Drug-Free Workplace: This certification is required by the Federal Regulations, implementing Sections 5151-5160 of the Drug-Free Workplace Act, 41 U.S.C. 701; for the Dept. of Agriculture (7 CFR Part 3017), Dept. of Labor (29 CFR Part 98), Dept. of Education (34 CFR parts 85, 668 and 682) and Dept. of Health and Human Services (45 CFR Part 76).

The undersigned contractor certifies that it shall provide a drug-free workplace by:

Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the work place and specifying the actions that will be taken against employees for violation of such prohibition;

Establishing an on-going drug-free awareness program to inform employees of the dangers of drugs in the workplace, the Contractor's policy of maintaining a drug-free workplace, the availability of drug counseling, rehabilitation, and employee assistance programs; and the penalties that may be imposed on employees for drug abuse violations occurring in the workplace;

Providing each employee with a copy of the Contractor's policy statement;

Notifying the employees in the Contractor's policy statement that, as a condition of employment under the grant, employees will abide by the terms of the policy statement and notifying the Contractor in writing within five days after conviction for a violation of a criminal drug statute in the workplace;

Notifying the grantor agency, Golden Crescent Workforce Development Board in writing, within ten calendar days of the Contractor's receipt of a notice of conviction of an employee; and

Taking appropriate personnel action against an employee convicted of violating a criminal drug statute or requires such employee to participate in a drug abuse assistance or rehabilitation program.

These certifications are a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction.

Signature _____ Date _____

Printed Name

Title _____

ATTACHMENT C
CERTIFICATION REGARDING TEXAS CORPORATE
FRANCHISE TAX

Pursuant to Article 2.45, Texas Business Corporation Act, state agencies may not contract with for profit corporations that are delinquent in making state franchise tax payments. The following certification that the entity entering into this subcontract is current in its franchise taxes or is not subject to the payment of franchise taxes to the State of Texas must be signed by the individual authorized to sign the subcontract for the subcontracting entity.

The undersigned authorized representative of the entity subcontracting herein certifies that the following indicated statement is true and correct and that the undersigned understands making a false statement is a material breach of subcontract and is grounds for subcontract cancellation.

Indicate the certification that applies to your subcontracting entity:

- ☐ The subcontracting entity is a for-profit corporation and certifies that is not delinquent in its franchise tax payments to the State of Texas.
- ☐ The subcontracting entity is a non-profit corporation or is otherwise not subject to payment of franchise tax to the State of Texas.

Name of Applicant/Organization

Name and Title of Authorized Representative

Signature of Authorized Representative/ Date

ATTACHMENT D
STATE ASSESSMENT CERTIFICATION

The undersigned authorized representative of the firm or individual contracting herein certifies that the following indicated statement is true and correct and that the undersigned understands making a false statement is a material breach of contract and is grounds for contract cancellation.

The firm or individual certifies that:

- ▮ Is current in Unemployment Insurance taxes, Payday and Child Labor law monetary obligations, and Proprietary School fees and assessments payable to the State of Texas.
- ▮ Has no outstanding Unemployment Insurance overpayment balance payable to the State of Texas.

Signature and Date

Type Name and Title

ATTACHMENT E
CERTIFICATION REGARDING CONFLICT OF INTEREST

By signature of this proposal, Proposer covenants and affirms that:

- (1) no manager, employee or paid consultant of the Proposer is a member of the Board, the Executive Director, or an employee of the Golden Crescent Workforce Development Board;
- (2) no manager or paid consultant of the Proposer is married to a member of the Board, the Executive Director, or an employee of the Golden Crescent Workforce Development Board;
- (3) no member of the Board, the Executive Director or employee of the Golden Crescent Workforce Development Board owns or controls more than a 10 percent interest in the Proposer;
- (4) no spouse or member of the Board, Executive Director or employee of the Golden Crescent Workforce Development Board is a manager or paid consultant of the Proposer;
- (5) no member of the Board, the Executive Director or employee of the Golden Crescent Workforce Development Board receives compensation from Proposer for lobbying activities as defined in Chapter 305 of the Texas Government Code;
- (6) Proposer has disclosed within the Proposal any interest, fact or circumstance which does or may present a potential conflict of interest;
- (7) should Proposer fail to abide by the foregoing covenants and affirmations regarding conflict of interest, Proposer shall not be entitled to the recovery of any costs or expenses incurred in relation to any contract with the Golden Crescent Workforce Development Board and shall immediately refund to the Golden Crescent Workforce Development Board any fees or expenses that may have been paid under the contract and shall further be liable for any other costs incurred or damages sustained by the Golden Crescent Workforce Development Board relating to that contract.

Disclosure of Potential Conflict of Interest (Please describe): _____

Name of Organization: _____

Name/Title of Authorized: _____

Signatory: _____

Signature: _____

Date: _____

ATTACHMENT F
WORKFORCE INVESTMENT AND OPPORTUNITY ACT ASSURANCES

(1) Each application for financial assistance, under Title I of WIOA, as defined in § 38.4, must include the following assurance:

(i) As a condition to the award of financial assistance from the Department of Labor under Title I of WIOA, the grant applicant assures that it has the ability to comply with the nondiscrimination and equal opportunity provisions of the following laws and will remain in compliance for the duration of the award of federal financial assistance:

(A) Section 188 of the Workforce Innovation and Opportunity Act (WIOA), which prohibits discrimination against all individuals in the United States on the basis of race, color, religion, sex (including pregnancy, childbirth, and related medical conditions, transgender status, and gender identity), national origin (including limited English proficiency), age, disability, or political affiliation or belief, or against beneficiaries on the basis of either citizenship status or participation in any WIOA Title I-financially assisted program or activity;

(B) Title VI of the Civil Rights Act of 1964, as amended, which prohibits discrimination on the bases of race, color and national origin;

(C) Section 504 of the Rehabilitation Act of 1973, as amended, which prohibits discrimination against qualified individuals with disabilities;

(D) The Age Discrimination Act of 1975, as amended, which prohibits discrimination on the basis of age; and

(E) Title IX of the Education Amendments of 1972, as amended, which prohibits discrimination on the basis of sex in educational programs.

(ii) The grant applicant also assures that, as a recipient of WIOA Title I financial assistance, it will comply with 29 CFR part 38 and all other regulations implementing the laws listed above. This assurance applies to the grant applicant's operation of the WIOA Title I-financially assisted program or activity, and to all agreements the grant applicant makes to carry out the WIOA Title I-financially assisted program or activity. The grant applicant understands that the United States has the right to seek judicial enforcement of this assurance.

(2) The assurance is considered incorporated by operation of law in the grant, cooperative agreement, contract or other arrangement whereby Federal financial assistance under Title I of WIOA is made available, whether it is explicitly incorporated in such document and whether there is a written agreement between the Department and the recipient, between the Department and the Governor, between the Governor and the recipient, or between recipients. The assurance also may be incorporated in such grants, cooperative agreements, contracts, or other arrangements by reference.

Name of Applicant/Organization

Name and Title of Authorized Representative

Signature of Authorized Representative & Date