



Waterloo Greenway Conservancy

Request for Proposal (RFP)

Revised:

Project Name:	Symphony Square Plumbing Renovations
Project Location:	1111 Red River St., Austin, TX 78701
Solicitation Number:	WGC_SSPR_2025_002
CIP ID #:	N/A

1. INTRODUCTION

Waterloo Greenway Conservancy (“WGC”), a 501(c)(3) non-profit organization partnering with the City of Austin to develop and manage the Waterloo Greenway park system, is soliciting proposals from qualified General Contractors for plumbing renovations at the Symphony Square property located at **1111 Red River Street, Austin, TX 78701**.

2. PROJECT OVERVIEW

Symphony Square is a historic cultural asset that plays a vital role in the Greenway’s programming and operations. The planned plumbing renovations are essential for reinstating performance, and reliability of the property’s water infrastructure to support ongoing and future use.

3. SCOPE OF WORK

The General Contractor will be responsible for furnishing all labor, materials, tools, equipment, and services required to perform **Plumbing Renovations** at Symphony Square. Scope of work includes but is not limited to:

- Demolition and removal of outdated or non-compliant plumbing infrastructure.
- Replacement of wastewater, drain/waste/vent (DWV) systems, and associated plumbing fixtures.
- Code compliance upgrades per City of Austin and Texas state plumbing standards.
- Integration with existing building systems without disruption to structural elements or historical features.
- Coordination with the WGC Capital Projects Manager and project stakeholders for phased implementation, permitting, inspections, and closeout documentation.

A full technical scope and site access for walkthroughs will be made available upon request or during a scheduled pre-bid meeting.

4. PROPOSAL REQUIREMENTS

All submitted proposals must include:

- **Cover Letter** summarizing experience and project approach.
- **Company Qualifications** including relevant plumbing or renovation project experience.
- **Project Team** including resumes of key personnel.
- **Detailed Work Plan & Schedule.**



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- **Fee Proposal** broken down by labor, materials, equipment, general conditions, and overhead/profit.
- **References** from at least three (3) similar projects completed within the past five (5) years.
- **Licenses and Insurance Certificates** including current Texas contractor licenses and liability/workers' comp coverage.

5. SCHEDULE

- RFP Issuance: 05/23/25
- Pre-Bid Meetings / Site Walkthrough: capitalprojects@waterlogreenway.org
- Questions: capitalprojects@waterlogreenway.org
- Proposal Due Date: 06/06/25
- Anticipated Contractor Selection: 06/11/25
- Anticipated Start of Work: 06/23/25
- Desired Completion Date: 12/19/25

6. EVALUATION CRITERIA

Proposals will be evaluated based on:

- Relevant experience and qualifications
- Proposed methodology and schedule
- Cost competitiveness and fee structure
- Ability to meet project deadlines
- References and past performance
- Demonstrated understanding of the project and site constraints

7. SUBMISSION DETAILS

Submit proposals via email in PDF format to:

Contact:

Efrain E. Velez, Capital Projects Director
Waterloo Greenway Conservancy

Email: capitalprojects@waterlogreenway.org

Subject Line: RFP Submission – Plumbing Renovations at Symphony Square

Hard copy submissions may also be accepted by request. Late submissions will not be considered.

8. CONDITIONS

WGC reserves the right to reject any or all proposals, waive informalities or irregularities, and negotiate terms with one or more respondents. The issuance of this RFP does not commit WGC to award a contract or pay any costs incurred in the preparation of a proposal.

Please let me know if you would like this formatted as a PDF or Word document, or if you'd like to add technical specs, drawings, or permit requirements.