



Texas Department of Transportation

118 E. Riverside Drive, Austin, TX 78704 (512) 734.2281

TxDOT Campus Consolidation CMAR RFQ Pre-submission Conferences

12/13/18 @ 9:00am & 12/18/18 @ 2:00pm

Public Attendees: **Refer to sign-in sheets for detailed contact information**

American Constructors	Rhonda Bly
Austin Commercial	Michael McCollum
Azteca Enterprises	Harry Maucie
Balfour Beatty	Craig Land
	Sam Smith
Bartlett Cocke	Jason Price
	Kevin Byrd
	Kirk Kistner
Cadence McShane Construction	Don Watkins
Dunaway	Roberta Salas
ECM International	Mel Herrera
Flintco	Eric Churchill
	Rex Woods
Gilbane Building Co.	Lynn Jusko
Hensel Phelps	Alexis Herzog
HOAR Construction	Justin Brodnax
Holder Construction	Tim Willson
	Doug Clough
JE Dunn Construction	Jennifer Finch
	Laura Gentner
	Jane Trunk
SpawGlass Contractors	Cami Alling
Sundt / Byrne	M. Todd Calder
	Benjamin Robertson
Turner Construction	J.R. Hudson
	Amelia Hanow
	Mike Kaiman
Vaughn Construction	Bill Vaughn
	Jose Villarreal
Webber Construction	Bill Wyman
	Juan Jose San Millan
	Dustan Foley
White Construction Co.	Senior Estimator

Discussion Outside Framework of Presentation: *Refer to presentation slides for main project info*

Project Overview -

- This is a once-in-a-century project for TxDOT
 - o 5 campuses consolidated to into 1
 - o First ever project of this kind for TxDOT “vertical construction”
 - o This is the reason TxDOT is seeking its first utilization of a CMAR

TxDOT Employees -

- TxDOT is a 101-year old agency w/ 2,000+ employees
 - o Seasoned workforce w/ 36% of employees eligible for retirement
 - o Many people may leave due to building consolidation

TxDOT Facilities -

- Current TxDOT facilities are dated & not conducive to modern work practices
 - o TxDOT business model is changing and new facility will adapt to new work models
- Future facility will
 - o promote engagement w/ other departments
 - o Provide the right environment to recruit talent (compare to Google, Apple, etc.)
 - o Be constructed of 4 basic materials:
 - Cast-in-place concrete
 - Limestone masonry
 - Glass curtain wall
 - Perforated metal screening

Future Campus Site -

- 49-acre parcel in South East Austin w/ a dry creek bed running through it
 - o Topography is a challenge: 40-ft elevation difference from the streets to creek bed
 - o Red band along north edge of property is a gas line easement & “no-build” zone
 - o Red “squiggles” are areas of steep terrain
 - o Dry creek bed will be utilized for on-site water retention
 - o Campus will include hiking trails and outdoor amenities
- 2 planned entrances to site @ signalized intersections
 - o Burleson entrance will be for TxDOT truck traffic & deliveries
 - o Stassney entrance will be for Office Employees and Visitors
 - o Parking garage will be enclosed in metal screening for security and sun shade

Historically Underutilized Business (HUB) Requirements –

- Purpose of HUB requirements is to provide equal access and opportunities to minority, women, and veteran-owned businesses for subcontracting
- Since the CMAR is engaged for preconstruction services
 - o A HUB Subcontracting Plan (HSP) is not required unless subcontractors will be utilized during preconstruction for coordination, pricing, etc.
 - If subcontractors are going to be used during pre-con, respondent must submit an HSP with their qualification documents on the due date.
 - A HUB Participation Plan (HPP) is required from all respondents with their qualification documents on the due date. 1-2 page document detailing strategies and action plan for identifying, soliciting, & utilizing HUBs in construction process

- Example Strategies include, but not limited to (also see RFQ HUB Section for further guidance):
- Identify specific individual in organization who will manage HUB solicitation
 - After-hours recruitment and information meetings tailored to HUBs
 - Interview specific HUB subcontractors during package releases
- TxDOT's Good Faith Effort HUB Goal for Construction is 21.1%.
 - o TxDOT HUB participation target and expectation = 30% - 40%
- Each construction package that is released during construction will require a separate HUB Subcontracting Plan (HSP) TxDOT does not want to disqualify CMAR applications, so please become familiar with and follow the HUB procedures.
 - o Communicate with Dr. Barwick before consultants are compensated or contractually engaged during initial planning and pricing
 - o Draft HPPs and HSP (if subcontractors will be used during pre-construction services) can be done upon request prior to the submission of qualification on the due date. When communicating with Dr. Barwick, be ensure that the TxDOT point of contact mentioned in the RFQ documents is copied.
 - o TxDOT's goal is to help CMARs avoid HUB violations

Audience questions during the pre-RFQ conference sessions:

Q: Will slides and sign-in sheets be made publically available after this meeting?

A: All information will be officially released as an addendum.

Q: Is phasing expected during construction?

A: Early waste-water package has been awarded to Kiva (Buda, TX)

- o For construction of 30' deep sewer which would block construction access for main construction activities.
- o Starts 12/27/2018
- o 5 month construction period
- o Demobilization anticipated by May 2019
- o No crossover of contractor work is expected for main construction activities.

Phasing for CMAR work is not expected since TxDOT is requesting full-funding for construction.

- o \$30,000,000 allocated to date for design & pre-construction services
- o January 2019 - next legislative cycle begins for consideration of TxDOT budget proposal
- o Funding is a legislative process which may be unpredictable.
- o Whatever construction funding is approved will not be received until Sept. 2019.

Q: Is access to the Site available prior to proposal submission?

A: Site is not currently accessible for unsupervised visits.

- o It is fenced and there is a homeless population that is being relocated
- If there is enough interest from applicants, TxDOT will schedule a group visit.
- o TxDOT goal is to keep the application process as fair as possible.

Q: Will the requirement to list the key personnel for the project include multiple project supervisors if assigned separately to each of the buildings on campus?

A: Yes. Please list key personnel for each building along with the person(s) responsible for the overall project.

Q: Do SBA and SBE certified businesses count as Historically Underutilized Businesses (HUBs)?

A: No! A business must be officially certified by the State of Texas as a HUB.

Q: If the CMAR applicant is a certified HUB, do they need to fill-out all of the HUB paperwork?

A: Yes! TxDOT goal is to keep the application process as fair as possible.

- o Best case for TxDOT is a “turn-key” CMAR with HUB certification
- o All applicants are required to submit a HUB Participation Plan (HPP) at the time of the RFQ. and the selected CMAR will be required to submit HUB Subcontracting Plans (HSPs) during the construction package deliveries

Q: When will CMAR be brought on board?

A: Between 30-60% DD to help develop the budget as part of a project development team.

Q: How many CMAR applicants will be “short-listed” for “hard interviews?”

A: Possibly up to 5 applicants

Q: Does this construction project have a “tight” timeline?

A: Yes! Due to the looming expiration of land leases on the Riverside Campus. Substantial Completion goal is December 2021. Phased-completion will be discussed w/ CMAR once selected.

- o CMAR will be part of the team to help make phasing, design, and budget decisions. Move will occur Division by Division from Jan-June 2022 (6 months).

Q: Who are the major consultants involved in the design process?

A: Architect	Marmon Mok
Civil Engineer	Jones & Carter
Geotechnical	Raba-Kistner Consultants, Inc.
Landscape Architects	Coleman and Associates
Structural Engineers	Datum Engineers
MEP Engineers	Shah Smith & Associates
Data, Audio Visual & Security	Combs Consulting Group
Elevator Consultant	Lerch Bates
Life Safety and Fire Protection	Fire Protection Consulting Group
Laboratory Design Consultant	Research Facilities Design
Cost Estimator	MOCA
Food Service Consultant	Cosper & Associates
Organizational Change Management	Guidehouse

Audience questions sent via email post conference (as of 12/19/2018):

Q: Please provide clarification on what is required for the "Request for Qualifications Signature Cover Page" listed on page 11, chapter 2. Is this an Owner-provided?

A: *This is a standard cover page that the respondent will include when submitting the qualifications package. This is not an owner provided template.*

Q: Chapter 2, Section 4, references paper size and font size but does not indicate a maximum page count. Please confirm if there is a page limitation and if so what is the maximum page count?

A: *There is no maximum page count. However, we advise that the respondent's include only relevant information in a concise manner.*



TxDOT Campus Consolidation Project
Moving TxDOT Together

CMAR RFQ PRE-SUBMISSION CONFERENCE

Agenda

- 1 Welcome & Introductions
- 2 Purpose of this Campus Consolidation Project
- 3 Design Timeline & Next Milestones
- 4 The Site and the Proposed Buildings
- 5 CMAR Procurement & Construction Timeline
- 6 HUB Requirements
- 7 RFQ Preparation & Submission
- 8 Questions?

Introductions to the Project Team

TxDOT

Rich McMonagle - Executive Sponsor

Robin Cappello - Project Lead

Brian Sweat - Lead Architect

Pradeep Ramadoss - Construction Manager

Don Barwick - HUB Coordinator

Laura Mullins - Procurement Manager

Peter Graves - Contract Services

Freese and Nichols, Inc.

Construction Manager Agent

Allen McRee

Dwain Brown

Marmon Mok Architecture

Briant Harkiewicz

Guidehouse

Change Management

Purpose of this Campus Consolidation Project

TxDOT is comprised of a workforce of 1,600+ dedicated employees, housed across several campuses and facilities that are a mix of owned and leased properties located within the greater-Austin area. The terms of our existing Riverside Campus leases that expire in 2022, allowed us to evaluate the how TxDOT works today and offered an opportunity to drive higher levels of engagement and business efficiencies through consolidation.



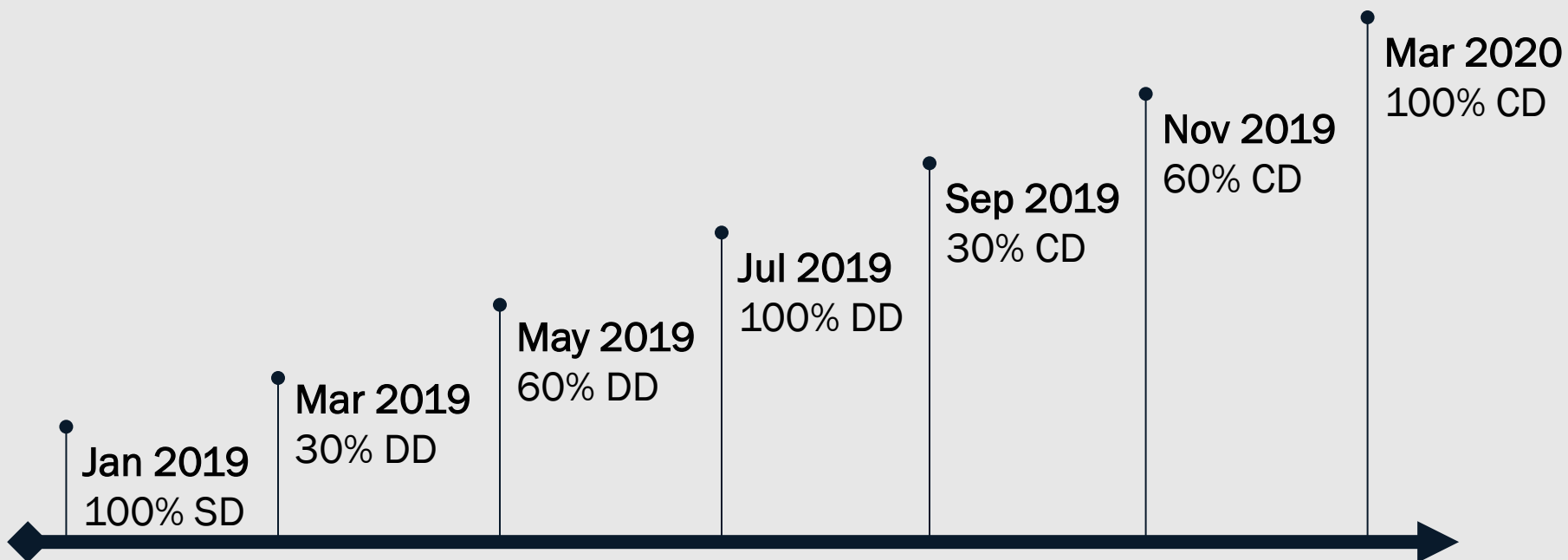
More than a Physical Move



Together we are building a destination campus with amenities designed to take employees outdoors and be an exciting place to work!

Design Timeline and Next Milestones

KEY DESIGN MILESTONES



The Site & Proposed Buildings

The Site:

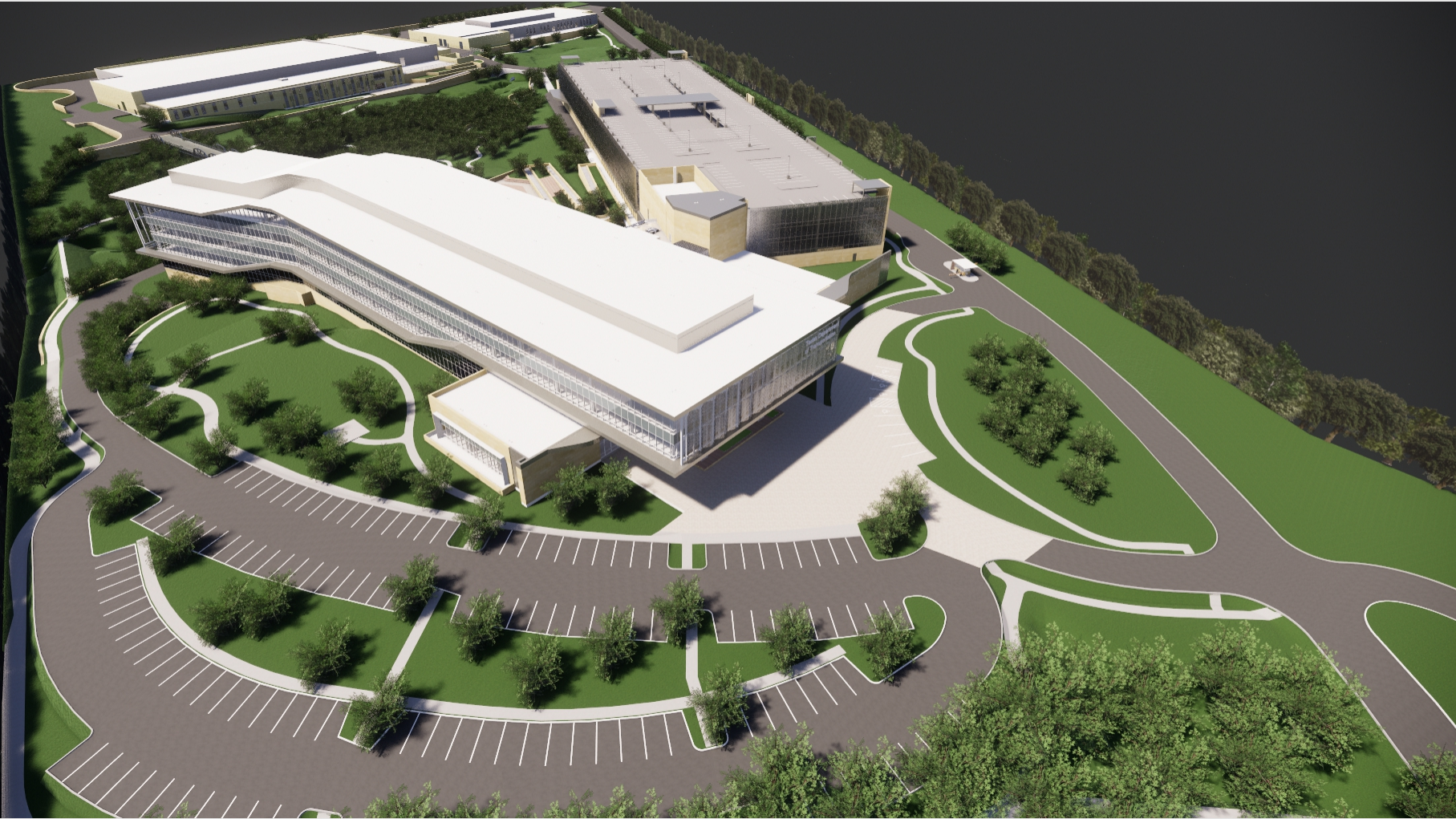
TxDOT has purchased a 49 acre parcel of land in southeast Austin off East Stassney Lane.

The Campus:

The campus program document was developed through an iterative process of engagement with individual Division Directors and key TxDOT Division Staff, led by Guidehouse and Marmon Mok. This process determined an understanding of operational processes within and between Divisions and physical requirements for each Division including staff counts, unique requirements of space associated with their operations, and support spaces necessary to efficiently produce great work and build on the success of TxDOT.

Campus Buildings	GSF @ 60%SD Phase
Office Building	440,000 GSF
Warehouse	179,436 GSF
Materials Laboratory	80,900 GSF
Parking Structure	778,440 GSF

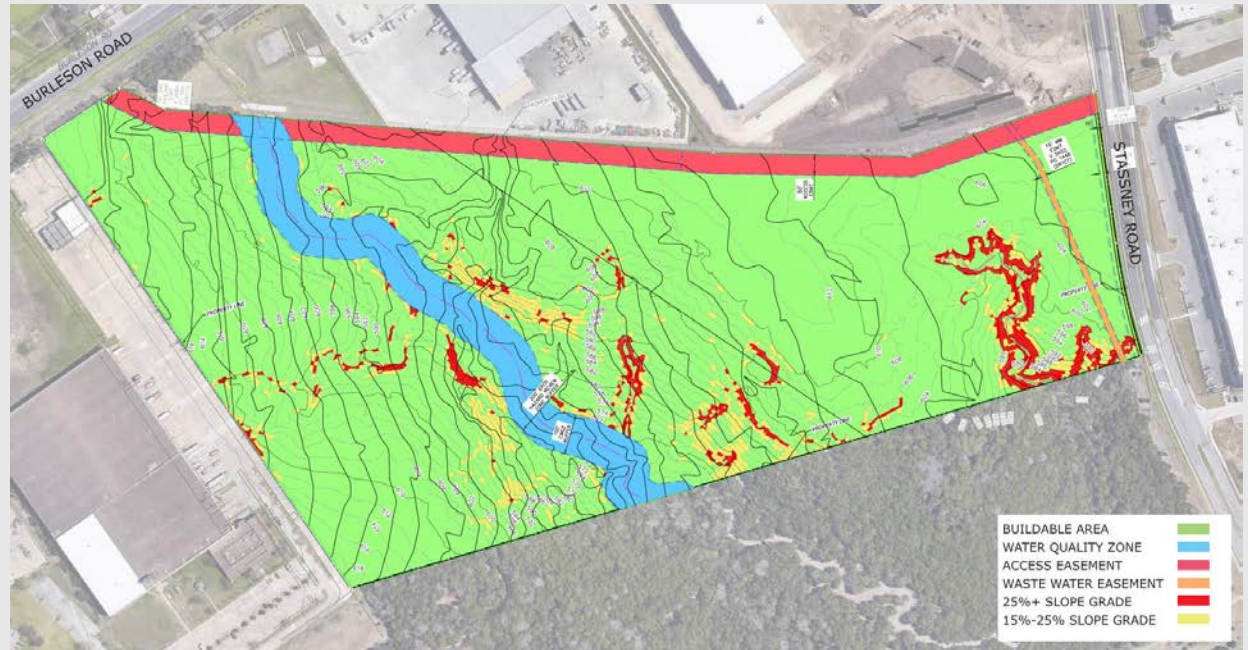
The Site & Proposed Buildings



The Topography



Site Section Looking North



Site Plan

3D Rendering – Office Building



3D Rendering – Parking Garage



CMAR Procurement & Construction Timeline

Event	Date
RFQ Issued	DEC 6, 2018
Qualifications Due	JAN 30, 2019
Shortlist Notification*	FEB 25, 2019
RFP Issued to Shortlisted Teams*	FEB 28, 2019
Proposals Due*	MAR 15, 2019
Shortlist Interviews*	MAR 25 – 29, 2019
Contract Award*	APR 15, 2019
Preconstruction Services*	APR thru SEP 2019
Procure Site Work and Long Lead Items*	AUG/SEP 2019
Mobilize Site Grading and Infrastructure*	OCT 2019
Substantial Completion	DEC 2021
Phased Move-in Start/ Finish	JAN thru JUN 2022

*Estimated

HUB Requirements

THE TEXAS DEPARTMENT OF TRANSPORTATION HISTORICALLY UNDERUTILIZED BUSINESS INITIATIVE is to involve qualified Historically Underutilized Businesses (HUBs) to the greatest extent feasible in the Department's construction contracting, professional services, and purchases, leases or rental of all supplies, materials, services, and equipment. HUBs shall be afforded every opportunity to participate in this construction project.

The Department has determined that subcontracting opportunities do not exist for pre-construction services, and therefore a HUB Subcontracting Plan will not be required. Respondents ARE, however, REQUIRED to submit a **HUB Participation Plan** in accordance to the instruction provided within the RFQ package.

RFQ Preparation & Submission

Qualifications Documents:

- Request for Qualifications Signature Cover Page
- Introduction
- Response to Qualifications Criteria (*RFQ – Chapter 4*)
- Proposer Data Sheet (Attachment A)
- Child Support Statement (Attachment D)
- In a Sealed Envelope : HUB Compliance Documents (*RFQ - Chapter 1 - Section 11*)

The qualifications packages must be delivered by courier or overnight delivery:

Texas Department of Transportation
Support Services Division – ATTN: LAURA MULLINS
150 E. Riverside Drive, 4N
Austin, TX 78704

The Department must receive all qualifications no later than **5:00 P.M. CST on January 30, 2019.**

Questions?

If additional information is necessary to assist the Respondent in interpreting this RFQ, questions will be accepted by the Point of Contact below:

Point of Contact: Brian Sweat

Email: Brian.Sweat@txdot.gov

Subject: Campus Consolidation Project

Questions must be received by email by **December 19, 2018 by 5:00 p.m.** Central Standard Time (CST) to receive a response.

Interpretations or clarifications considered necessary by the Owner in response to such questions will be issued by Addenda. Addenda, as well as questions asked and responses given, will be posted in the Electronic State Business Daily (ESBD).

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Notification of Solicitation - CM at Risk

When: December 6th, 2018

Where: Electronic State Business Daily
<http://www.txsmartbuy.com/sp>

ESBD Search Filters:

Agency Name: Texas Department of Transportation

Agency Number: 601

Posting Date: Dec 6th, 2018

Due Date: Jan 30th, 2019

Keyword Search: TxDOT Campus Consolidation

Information about the pre-submission conferences will be provided in the RFQ solicitation.

Project Overview:

TxDOT has initiated a campus consolidation project that will consolidate multiple division offices at a single campus to improve efficiency, communication, and collaboration between the various divisions.

The site selected for the new campus is a 48.97 acre tract located in southeast Austin adjacent to Burleson Road on the North, and East Stassney Lane to the East. The site is heavily wooded with cedars and mesquite scrub trees, and has a swale running northwest to southeast through the site. Primary access to the site is anticipated to be from East Stassney Lane with a potential secondary access from Burleson Road. State desires that the campus utilize the natural site features to organize the design of the campus.

The overall summary* of design requirements based on divisional needs is as follows:

Office Building	434,574 GSF
Warehouse	169,249 GSF
Laboratory	67,207 GSF
Parking Structure	1800 Vehicles

*subject to change based on legislative approval of requested funds

Project Goals

The 2017 State Legislature approved funding for the purchase of land for the new campus, design of the facilities, and a limited amount to initiate construction. TxDOT has purchased a 49-acre undeveloped parcel in southeast Austin along Stassney Road that also has access to Burleson Road. Funding for the construction and completion of the campus will be requested during the 2019 State Legislature.

As part of this consolidation effort, TxDOT is focusing on the opportunity to streamline business operations that the collocation of the organizations divisions will provide. The consolidation of divisions and facilities will enhance operation efficiencies, provide a modern collaborative work place, encourage alternative workplace strategies, and standardization of the workplace environment.

Project Schedule

The necessity to begin vacating the Riverside administration facilities in mid-2022 is the primary driver to complete construction of the campus by Dec 2021, with a 6 month phased move in. Currently, the functional program and campus masterplan have been completed and the Schematic Design phase is in progress.

Upon Legislative approval of funding, it is TxDOT's intent to issue an RFQ in late 2018 for a Construction Manager at Risk (CMAR) enter into an initial contract for the CMAR's services in Spring of 2019. The 2019 State Legislative is expected to approve the project funding so that construction can commence in September/October 2019.

Project Budget

Approval of \$326 million will be requested during the 2019 Legislative session. Depending on the outcome, the budget and scope will be reviewed and adjusted to meet the approved funding.



Questions?

Email us at TxDOTCampus@txdot.gov



TxDOT Campus Consolidation Project

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SIGN-IN SHEET

Name	Company	Title	Email	Phone
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MEL HERRERA	ECM Int	PRESIDENT	mherrera@ecmintl.com	715-490-8177
RHONDA BLY	AMERICAN CONSTRUCTORS	DIRECTOR	rbly@americanconstructors.com	512-328-2026
Doug Clough	Holder Construction	VP	dclough@holder.com	972-870-4275
REX WOODS	FLINTCO LLC	VP	rwoods@flintco.com	512-822-7400
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Alexis Herzog	Hensel Phelps	B.D.	aherzog@henselphelps.com	512-934-1164
DAN WATKINS	Cadmus McShane	DIR	dwatkins@cadmusmcs.com	214-556-5511
Jane Trunk	J E Dunn	Marketing	jane.trunk@jedunn.com	—
Roberta Salas	Dunaway	BA	rsalas@dunawayassociates.com	512-634-7701



TxDOT Campus Consolidation Project

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SIGN-IN SHEET

Name	Company	Title	Email	Phone
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DUSTAN FOLEY	WEBBER COMMERCIAL	PROJECT MANAGER	dfoley@wwebber.com	619 781 2867
Don Barwick	TxDOT	CIV Specialist	dbarwick@txdot.gov	512 486 3682
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Michael Chapa	TxDOT	Schedule		

