

TEXAS FACILITIES COMMISSION (TFC) PRESENTS

Meet The Prime

Webinar Series

Our Legacy: Build. Support. Maintain.



Featured Prime : KITCHELL

September 21, 2021 at 1pm

Overview

- TFC Overview
- Kitchell Overview
- Q&A



Historically Underutilize Business

Doing Business with the Texas Facilities Commission

TFC MISSION: Build. Maintain. Support



100+ State Agencies in 243 cities across Texas



28 million square feet of facilities



144,900 State Employees



\$667+ Million Agency Budget

What We Do



- New Construction
- Remodel Maintenance
- Property Management
- Texas School for the Deaf
- Texas School for the Blind & Visually Impaired
- State Surplus Store
- Federal Surplus Program

What We Buy



- Construction Services
- Professional Services
- Office Supplies
- IT Services
- Commodities & Supplies
- Maintenance , Repair & Operation (MRO)

TFC HUB Program Mission

The mission of the HUB program is to provide assistance to historically underutilized businesses (HUBs) through outreach efforts, such as education and training in doing business with the State of Texas, in order to afford these businesses a fair opportunity to participate in the competitive procurement process. The Texas Facilities Commission (TFC) is dedicated to promoting opportunities for these small and historically disadvantaged businesses to compete for the agency's purchases and contracts. TFC's policy is to foster an environment that will advance and enhance participation from such vendors in all areas of the agency.

HUB Initiative Plan



Preparation

- Register as a vendor with the Texas State Comptroller

<https://comptroller.texas.gov/purchasing/vendor/>

- Get HUB certified with the Texas State Comptroller

(Administrator of the State-wide program)

- Request a meeting with the Texas Facilities Commission HUB Program

<http://tfc.state.tx.us/divisions/commissionadmin/prog/HUB/>



Connections

- Networking with State & Primes
- Build a relationship with the State & Primes
- Seek assistance from the Small Business Development Centers
- Attend Bid Conference & Industry related
- Meet & Greets
- RELATIONSHIPS



Education

- Understanding the different State procurement methods & processes
- Obtain required certifications needed to work with TFC (OSHA, Bonding & Insurance) Attend special business training events
- Know your business capacity when bidding
- Know how to price in different markets & cities



Marketing

- Have your Elevator Spill
- Attend Bid Conference & Industry related Meet & Greets
- Requests a debrief of solicitation that were not awarded
- Do your research
 - Opportunities
 - Prime's reputation
 - Payment process

HUB is not a set-aside program & All contracts are competitively bid.

Upcoming TFC Procurement Opportunities

TFC Solicitation Forecast: <http://www.tfc.state.tx.us/divisions/commissionadmin/prog/internal-procurement-1/>

Facility	FY20-FY21 Appropriation	Description	Delivery Method	Tentative Schedule	RFP/RFQ#
Forecast is updated weekly. **Changes from the previous week are indicated in Red Font**					
VARIOUS	\$25,000	Grease Trap Pumping Services, Austin, TX	RFP	7/26/2021	303-2-00026
Capitol Complex Parking Garages	\$1,500,000	CMR for Repair/Replacement of Elevators in Parking Garage A, B, F, G, J, and M	CMR	7/27/2021	303-1-01826
VARIOUS	\$500,000	Fire Sprinkler Test, Inspection, and Maintenance Services	RFP	7/30/2021	303-2-00022
N/A	\$85,000	Golf Carts	IFB	7/30/2021	303-1-02205
A-100 Old Lab	\$400,000	Demolition of A-100 Old Lab Building	CMR	7/30/2021	303-1-02176
Texas Border	TBD	Project Manager for Texas Border Wall	RFP	7/30/2021	TBD
DSHS	\$2,200,000	CMR Services for DSHS Tower and Building F	CMR	8/6/2021	303-1-02163
VARIOUS	Not Disclosed	Clean Agent Fire Suppression System Testing, Inspection, and Repair	RFP	8/6/2021	303-2-00012
VARIOUS	\$300,000	Recycling Pickup Services	RFP	8/6/2021	303-2-00037
VARIOUS	\$800,000	Water, Fire, and Biohazard Remediation Services	RFP	8/13/2021	303-2-00024
North Austin Complex, Phase 2	TBD	CMR Services for North Austin Complex, Phase 2	CMR	August 2021	TBD
Capitol Complex, Phase 2	TBD	CMR Services for Capitol Complex, Phase 2	CMR	August 2021	TBD
Capitol Complex Phase 2	TBD	3rd Party Review Services for Capitol Complex, Phase 2	RFP	September 2021	TBD
Capitol Complex Phase 2	TBD	FFE A/E Services for Capitol Complex, Phase 2	RFQ	November 2021	TBD
Capitol Complex Phase 2	TBD	CxA Services for Capitol Complex, Phase 2	RFQ	November 2021	TBD
Capitol Complex Phase 2	TBD	Construction Materials Testing for Capitol Complex, Phase 2	RFQ	November 2021	TBD
Capitol Complex Phase 2	TBD	Test and Balance Services for Capitol Complex, Phase 2	RFQ	December 2021	TBD

Updated 7/23/2021

Opportunities: Capitol Complex Phase II



1500 Congress State Office Building – 165,000 gross square feet, five story “Fabric” building for the Capitol Complex located at 15th Street and North Congress. It includes completion of Pedestrian Mall from 16th Street to 15th Street and 5 levels of parking below the mall extension and the building.

Scheduled Completion Spring 2026*

\$121,456,560*

*TFC estimated Pre-contract



1501 Lavaca State Office Building – 360,000 gross square feet, 8-story “Focus” building for the Capitol Complex located at 15th Street and Lavaca. The two buildings combined will include approximately 2,550 parking spaces in above and below-grade parking within the building footprints and below the extension of the pedestrian mall. **Scheduled Completion Spring 2026*** **\$192,435,567***

*TFC estimated Pre-contract

TOTAL CAPITOL COMPLEX PHASE II

\$313,892,127



2021 Solicitations

Project Controls RFP –Mar2021

Project A/E Services RFQ –April 2021

Project CMR Services RFQ –June 2021

Project 3rd Party Review RFQ –Sept 2021

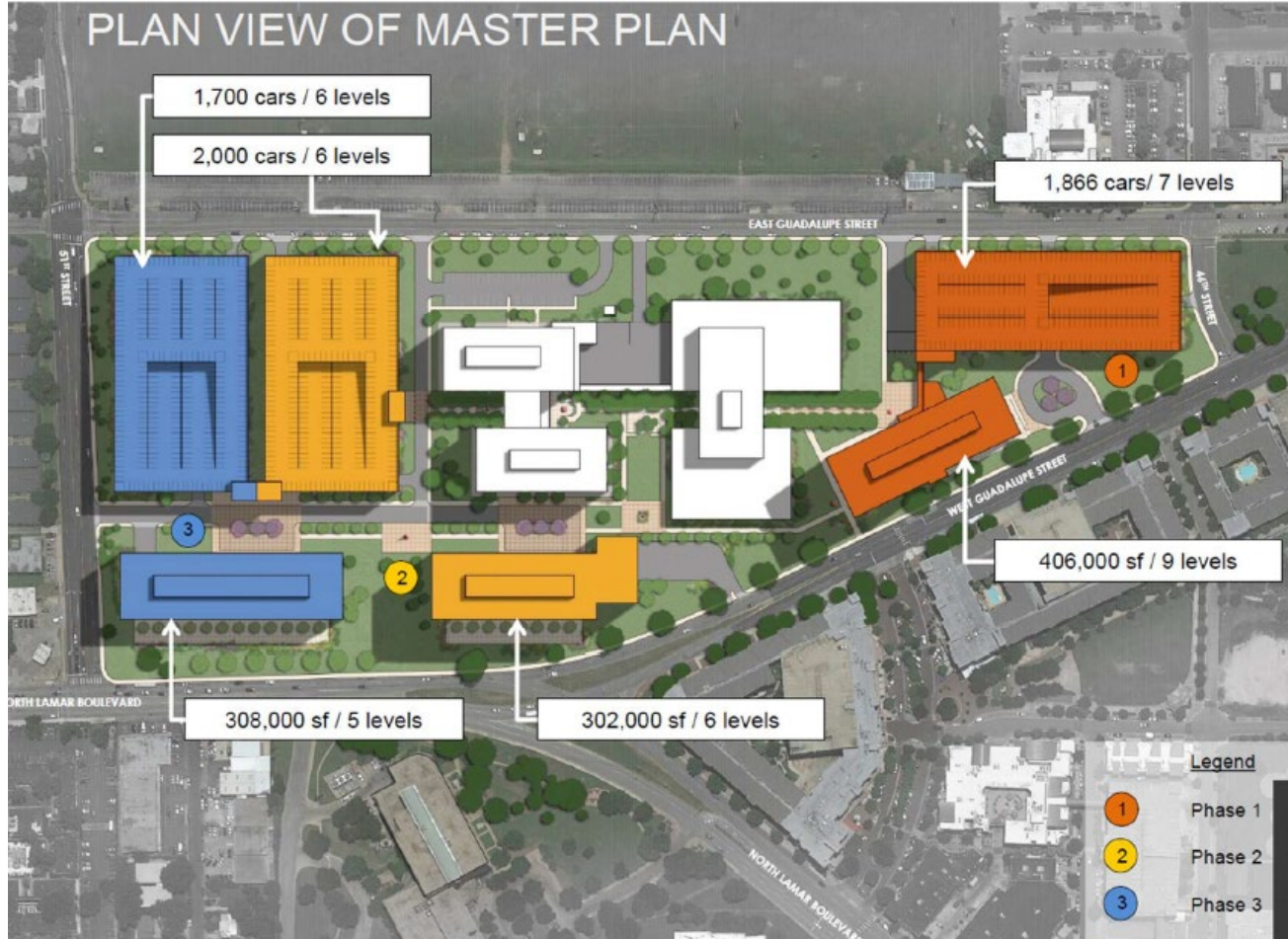
Project FFE A/E Services RFQ –Nov 2021

Project CxA RFQ –Nov 2021

Project CMT RFQ –Nov 2021

Project TAB RFQ –Dec 2021

Opportunities: North Austin Complex Phase II



Upcoming Educational Sessions



OSHA 30 Online Training for \$20

TFC and the Texas Department of Insurance, Division of Workers' Compensation (DWC) have partnered to offer low-cost OSHA 30-Hour Construction course.

For more information, please visit <https://www.tdi.texas.gov/wc/safety/30hrconstrclas.html>

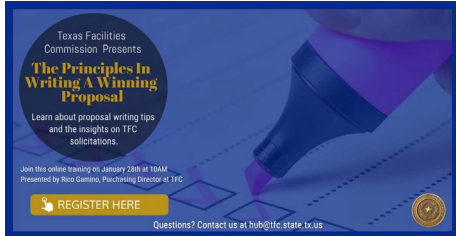
TFC and DWC OSHA30 video <https://www.youtube.com/watch?v=az8NU-01vyM&feature=youtu.be>



Meet the Prime Webinar Series - *Coming Soon*

Meet and network with the Prime Contractors who are currently working on TFC Construction & Maintenance projects. The weekly webinars will be offered every Tuesday at 1 PM for the next 11 weeks. Take advantage of this series and get the insights on upcoming TFC contracting opportunities.

Upcoming Educational Sessions



Writing Winning Proposals - Currently Planning

Learn about proposal writing tips and the insights on TFC solicitations.



Subcontractor Training- Currently Planning

This educational session is being offered to ensure potential Subcontractors are informed on both TFC's and General Contractor's construction processes. This networking platform provides an opportunity for the CMR to connect with Subcontractors interested in working on the upcoming TFC projects. The topics covered in this training are important to the potential subcontractors' success.

HUB Program Highlights 2020



695
BUSINESSES
received technical assistance, and/or attended TFC training/virtual webinars



39
OUTREACH EVENTS
educational trainings, presentations, meet & greets and virtual webinars on "Doing business with TFC"


TOTAL HUB EXPENDITURES
\$57,990,768.12

33rd*
RANKED OUT OF 180 STATE AGENCIES & UNIVERSITIES WITH THE LARGEST SPENT WITH HUBS
*Based on CPA Annual HUB Report



Your Next Steps

2 Easy Ways to Explore Business Opportunities

With the Texas Facilities Commission (TFC)

Interested in doing business with TFC? Let us guide you thru the process.

SCHEDULE MEETING



Make an appointment
TFC HUB Webpage

<http://www.tfc.state.tx.us/divisions/commissionadmin/prog/HUB/>

ONLINE FORM



Fill out the Intake form and we will contact you
More Questions? Email us at

hub@tfc.state.tx.us

QUESTIONS?

Contact Us: HUB@tfc.state.tx.us

Yolanda C. Strey

HUB Director
512.516.5878

Shonte Gordon

HUB Coordinator
512.201.9700

Follow TFC On:



@TFCtx

TEXAS FACILITIES COMMISSION

MEET THE PRIME WEBINAR SERIES

SEPTEMBER 21, 2021



INTRODUCTIONS

Kitchell

- Troy Lee, Project Director (KCI)
- Seth Ackland, Project Director (CEM)



TOGETHER, BUILDING VALUE EVERY DAY.

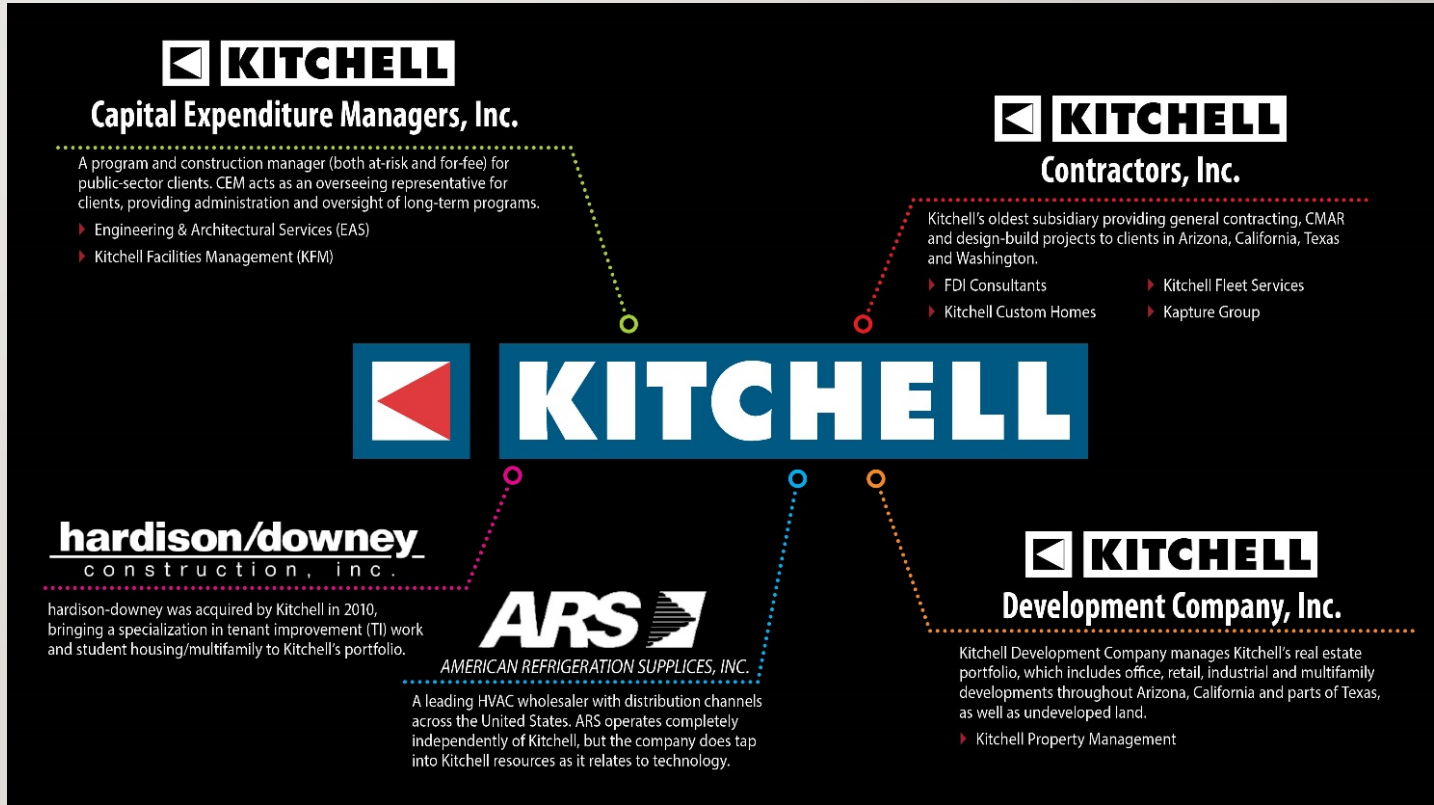
KITCHELL HISTORY

- Founded in 1950 (AZ)
- First Texas project established in 1964
- Kitchell is a 100% employee owned company
- Currently working in 5 states
- More than 800 employees nationwide
- Nationally recognized, ENR Top 150 Contactor
- Current project volume in excess of \$5 billion



KITCHELL'S SHARED SERVICES

- Kitchell Austin – KCI + CEM
- Entity of Kitchell Corporation, provides Construction Management Services in California, Southwest USA, and Texas
- ENR Top 50 Program Management Firms
- ENR Top 100 Construction Management Firms
- Current Texas Projects:
 - TFC North Austin Complex Phase 2 – Project Controls and Management Services
 - Ellis County – Facility Needs, Master Planning, Construction Management Services





Ellis County

T E X A S

- Founded in 1850
- 970 Sq Miles
- 200,000 Population - 2020
- Projected growth to 440,000 Population - 2030
- Southeast of Dallas Fort Worth in North Texas
- Kitchell awarded Professional Services Contract in March 2021 for:
 - Needs Assessment and Strategic Long-Range Planning
 - Construction Management Services



WHAT WE KNOW

- North Austin Complex - Phase 2
- Total Project Cost \$161M
- CMR Delivery
- New State Office Building
(302, 000 SF, 6 level - HHSC Agencies)
- Parking Structure
(AG, 2000 space, 6 level)
- Connection and Expansion to Existing



TEXAS
Health and Human Services



CENTRAL TEXAS OFFICES RECENT PROJECTS

- **Texas Facilities Commission:**

- TFC Deferred Maintenance 8 Buildings – Austin
- TFC Park 35 Central Utility Plant - Austin
- TFC TSLAC Promontory Point Records Storage– Austin
- TFC LBJ Water Remediation & MEP (In Construction) - Austin

- **Healthcare:**

- Scott & White Hospital at College Station
- Memorial Hermann, Multiple Campuses - Houston
- MD Anderson – Pharmacies & Pickens Tower - Houston
- Ascension Seton Far West Medical Center
- Central Health
- St. David's RRMCI MRI Replacement

- **Higher-Education**

- Texas State University – Round Rock – Services Building
- University of Texas Fine Arts
- University of Texas Bellmont Hall Piping Replacement
- Sam Houston State University - Newton Gresham Library – Huntsville
- Sam Houston State University – Rec Sports Center (Preconstruction) - Huntsville
- University of Houston - Graduate College of Social Work

TFC – DEFERRED MAINTENANCE 8 BUILDINGS COMPLETED 2019

- Package 1: TCEQ Campus – Mechanical Upgrades to Five Buildings
- Package 2: TCEQ Building B – Restroom Upgrades
- Package 3: Promontory Point – Texas Railroad Commission Office Renovations



TFC – PARK 35 CENTRAL UTILITY PLANT COMPLETED 2020

- Package 1: Mechanical Equipment Purchase
- Package 2: Demolition , Steel, Concrete, HVAC, Electrical



TFC – TSLAC PROMONTORY POINT RECORDS STORAGE COMPLETED 2021

- Package 1: Interior & HVAC Rooftop Demo, MEP Make-Safe
- Package 2: Steel, Roofing, Interior Trades, MEP



TFC LBJ WATER REMEDIATION & MEP – IN CONSTRUCTION (COMPLETION 2022)

- GMP 1: East Plaza Waterproofing
- GMP 2: East Plaza Canopy Addition
- GMP 3: Roofing
- GMP 4: MEP



TEXAS STATE UNIVERSITY – ROUND ROCK CAMPUS CENTRAL SERVICES BUILDING

- 10,000 sf Ground-Up
- Completed May 2021



FUTURE CLIENT WORK

- Texas Facilities Commission (TFC)
 - Capitol Complex
 - North Austin Complex
 - Deferred Maintenance Projects
- University of Texas System
 - UT CPC
 - UT PMCS
 - UT Medical District
 - UT MD Anderson
- Seton/Ascension
- Texas State University System
- Central Health



CENTRAL HEALTH

Receiving a Bid Invite via Building Connected

BUILDINGCONNECTED

KITCHELL

Matt Kraus from Kitchell Contractors has invited you to bid on
Test Project - TXST RR Info Session: Test for TXST Round Rock Info Session

[View this RFP](#)


Already know if Kitchell Contractors will bid on this RFP? Let Matt Kraus at Kitchell Contractors know:

[Bidding](#) [Not Bidding](#) [Not Sure](#)

Project Details

Job Walk: June 10, 2020
Bid Due: June 18, 2020
Kitchell Contractors is the Awarded GC for this project.
Kitchell would like to invite you to our Subcontractor Information Session conducted with Texas State University. This netw...
[View all files and project details >](#)

Client Details

 **Lead: Matt Kraus**
Project Estimator II • (512) 991-1171 • mkraus@kitchell.com

Kitchell Contractors
9020 North Capital of Texas Highway, Ste 1-180, Austin, TX 78759

Note Bid Due Date

Project Description for Bid Invite

Access to Project

Quick Bid Reponse Status

Point of Contact

COMPANY [REDACTED]

Last submission on May 20, 2020

QUALIFICATION STATUS
✓ QUALIFIED
[REDACTED]

SUMMARY GENERAL CONTACTS PROJECTS SAFETY INSURANCE LEGAL ...

Auto-renewal ON OFF

Company Review

REVIEWERS (+)

Qualification Status	✓ QUALIFIED
Expiration Date	May 20, 2021
Internal Single Limit	[REDACTED]
Internal Total Limit	[REDACTED]
Summary	[REDACTED]

May 20, 2020

TE [REDACTED]

TE [REDACTED]

- Prequal with Kitchell thru TradeTapp
 - Provide prequal contact to Matt Kraus
 - Prequal Committee Meetings Every Thursday
 - First time Prequal requests Financials, Safety, Insurance, References & Previous Project and is good for (1) year
 - Yearly Renewal requests previous year Financials & Safety

HUB COMPLIANCE INTO CONSTRUCTION

- Christine Barnhart as the Kitchell Contact for PAR and B2G Compliance
 - TFC Audits Payments
 - Christine confirms payment in B2G
 - Subcontractor receives notification to confirm receipt of payment
 - Subcontractor responsible to report HUB Tiered Sub payments

SAFETY PROTOCOLS & PROCEDURES



SEE IT. SAY IT. SOLVE IT.

Divided into sixteen sections covering more than 100 pages, Kitchell's Safety Manual provides step-by-step comprehensive information on how to achieve optimal safety on all jobsites. Following is an overview of these sections:

Sections 1 and 2. Safety Mission and Accountability Defined. Overview of Kitchell's safety mission, policies and objectives and safety responsibilities. It is our policy that a safe work place will be provided at all times and that all operations are conducted in a manner to protect all individuals who might come in contact with these operations. No operation is so important or scheduling deadline so critical that safety is ever compromised. Safety responsibilities and levels of accountability for each job title (approximately 20 designations) are clearly delineated.

Section 3. OSHA. Reviews OSHA's inspection processes. Job site superintendents are OSHA-certified in hazard recognition and avoidance and site supervision staff receives safety training beyond OSHA regulations. All new OSHA regulations, doctrines and advisories are communicated to all employees.

Section 4. Mandatory Safety Meetings. Outlines the different safety meetings built-in to each project including safety council meetings, division safety committee meetings, subcontractor weekly meetings, site-wide monthly safety meetings, pre-construction safety meetings, etc. Safety planning meetings during preconstruction and construction ensure subcontractors sequence and perform work in accordance with federal and local safety regulations and Kitchell's own procedures.

Sections 5 and 6. Site-specific Safety Plans. Outlines safety performance procedures (including disciplinary actions) and safety pre-planning protocols. Each project has a Project Specific Safety Plan (PSSP), Emergency Action Plan (EAP) and Subcontractor Project Specific Safety Plan (SPSSP). We identify and address specific exposures within each phase of work unique to each project and create a plan to identify and protect against exposures or unsafe conditions.

Section 7. Responding to Incidents. Provides progressive details on how to respond to incidents, each process clearly defined depending on severity.

Section 8. Training and Education. Details Kitchell's robust safety training and education program, including new employee safety orientation, job-site safety orientation, weekly tool box processes, etc.

Safety training is ongoing to both indoctrinate new employees and to advance training for current employees

Section 9. Spotlight on High-Hazard Activities. Focuses, in extensive detail, on 20 site-specific high-hazard categories and construction tactics that require targeted how-to safety rules incrementally from pre-planning through punch list. These categories include fall protection, steel, scaffolds, power tools, ladders, stairways, stilts, hot work, blasting, public protection, roofing, trenching, cranes, etc. Safety checklists are maintained for every process.

Section 10. Office Safety. Reviews safe work practices in offices including fire prevention and protection, evacuation plans, fire extinguishing systems, etc.

Section 11. Handling Hazardous Materials. Specifies Kitchell's hazard communication program to ensure employees are aware of the dangers of hazardous materials used onsite. The program reviews container labeling, Material Safety Data Sheets (MSDSs), employee training in the use of hazardous chemicals, and communications strategies.

Section 12. Working with Energized Systems. Features safety requirements when working with hazardous energy and energized systems including electrical lines, hydra-tapping and -plugging, gas-tapping and -stopping, freezing, municipal water line tie-ins, etc.

Section 13. Spotlight on Respiratory Protection. Features Kitchell's Respiratory Protection Program and defines the means and methodology for protecting workers from respiratory hazards. This includes medical qualification criteria for use of a respirator and fit tests for appropriate employees.

Section 14. Spotlight on Water Vulnerabilities. Provides details on our Water Intrusion Management program, detailing how to prevent, identify and remediate mold on job sites.

Section 15. Spotlight on Safe Healthcare Construction. Focuses entirely on safety when working in and around medical facilities. Two important and distinct processes must be strictly adhered to ensure compliance with regulating agencies: Infection Control Risk Assessment and Interim Life Safety Measures.

Section 16. Spotlight on Fleet Services Safety. Provides safety directives for individuals who work in Kitchell's fleet services division.

QUALITY ASSURANCE

KitcheLL QA: Behind Everything We Do

KitcheLL QA During Design: Constructability reviews of design documents enable us to formally identify high risk areas and areas of potential conflict to resolve prior to construction. Our rigorous process factors in the delivery model, budget, time frame, location, climate, roofing materials and delivery strategies to determine a project's "risk score."

KitcheLL QA and Subcontractors: Our pre-qualification rules for subcontractors and suppliers mandate excellent safety records and solid financials. All trade subcontractors must submit specific quality control plans before subcontract award which are incorporated into our master quality "manual" and form the basis of the in-field QA/QC inspection process and templates for each building assembly.

KitcheLL QA During Construction: Our onsite QA program built on a proprietary and copyrighted step-by-step process, and modeled by other contractors, details to the "nth" degree methods and guidelines to monitor and verify that each component of the project is fabricated, constructed, installed, tested and documented in compliance with the final construction documents.

Inspection Completion Report

1707 East Highland, Suite 200, Phoenix, AZ 85016



General Information

Project: Scott & White Temple CAM
 Inspection No.: 99
 Inspector: Blake Adams
 Status: Approved
 Report Date: 01/18/2016

Inspection Summary

	NCI		CI	IC	COR	IOC		GO	Total
	0-5 days	+5 days	Conforming	Imm Corrected	Corrected	IOC - Open	IOC - Closed	General	
Masonry	0	0	5	0	0	0	0	0	5
Metal Panel	0	0	7	0	0	0	0	0	7
Openings	0	0	6	0	0	0	0	0	6
Roofing	0	0	9	0	0	0	0	2	11
Total	0	0	27	0	0	0	0	2	29

	Photo Details	Item No.: 3055 Status (date): Conforming (01/22/2016) Location: S&W CAM
	Other Info	Reported: 01/19/2016 Description: 07.91.23 - 00.010.002 : Backer Rod is a Closed-Cell Type or Hybrid as per Project Specifications. (No open cell rod is used unless specifically indicated.) Current Status: Conforming
	Photo Details	Item No.: 3056 Status (date): Conforming (01/22/2016) Location: S&W CAM
	Other Info	Reported: 01/19/2016 Description: 07.92.00 - 00.010.002 : Products in use are confirmed against project specifications. Current Status: Conforming
	Photo Details	Item No.: 3057 Status (date): Conforming (01/22/2016) Location: S&W CAM
	Other Info	Reported: 01/19/2016 Description: 07.92.00 - 00.010.003 : Sealant Joints are tooled to make contact to either side sub-panels. Current Status: Conforming
	Photo Details	Item No.: 3058 Status (date): Conforming (01/22/2016) Location: S&W CAM
	Other Info	Reported: 01/19/2016 Description: 07.92.00 - 00.010.004 : Sealant Joints are tooled to a smooth surface and proper shape. Current Status: Conforming
	Photo Details	Item No.: 3059 Status (date): Conforming (01/22/2016) Location: S&W CAM
	Other Info	Reported: 01/19/2016 Description: 07.92.00 - 00.010.004 : Sealant Joints are tooled to a smooth surface and proper shape. Current Status: Conforming
	Photo Details	Item No.: 3060 Status (date): Conforming (01/22/2016) Location: S&W CAM
	Other Info	Reported: 01/19/2016 Description: 07.42.13 - 00.001.009 : Metal panels are installed flat to adjacent panels. Current Status: Conforming

INSTRUCTIONS TO BIDDERS

- For each project, Kitchell prepares Instructions To Bidders to guide proposers with submitting the full scope of work per trade
 - Subcontractor Bonding Requirements & Enrollment in Subguard
 - Insurance Requirements
 - Textura Billing Enrollment

GETTING CONNECTED WITH KITCHELL

- Kitchell utilizes Building Connected for solicitations
- Connect with Matt Kraus, mkraus@kitchell.com, to ensure we have the right contact for upcoming solicitations
- If for any reason you have not heard from Kitchell over a period of time, please reach out!

QUESTIONS?

