

TEXAS FACILITIES COMMISSION (TFC) PRESENTS

Meet The Prime

Webinar Series

Our Legacy: Build. Support. Maintain.



Featured Prime : MEP ENGINEERING INC.

August 31, 2021 at 1pm

Overview

- TFC Overview
- MEP Engineering Inc. 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

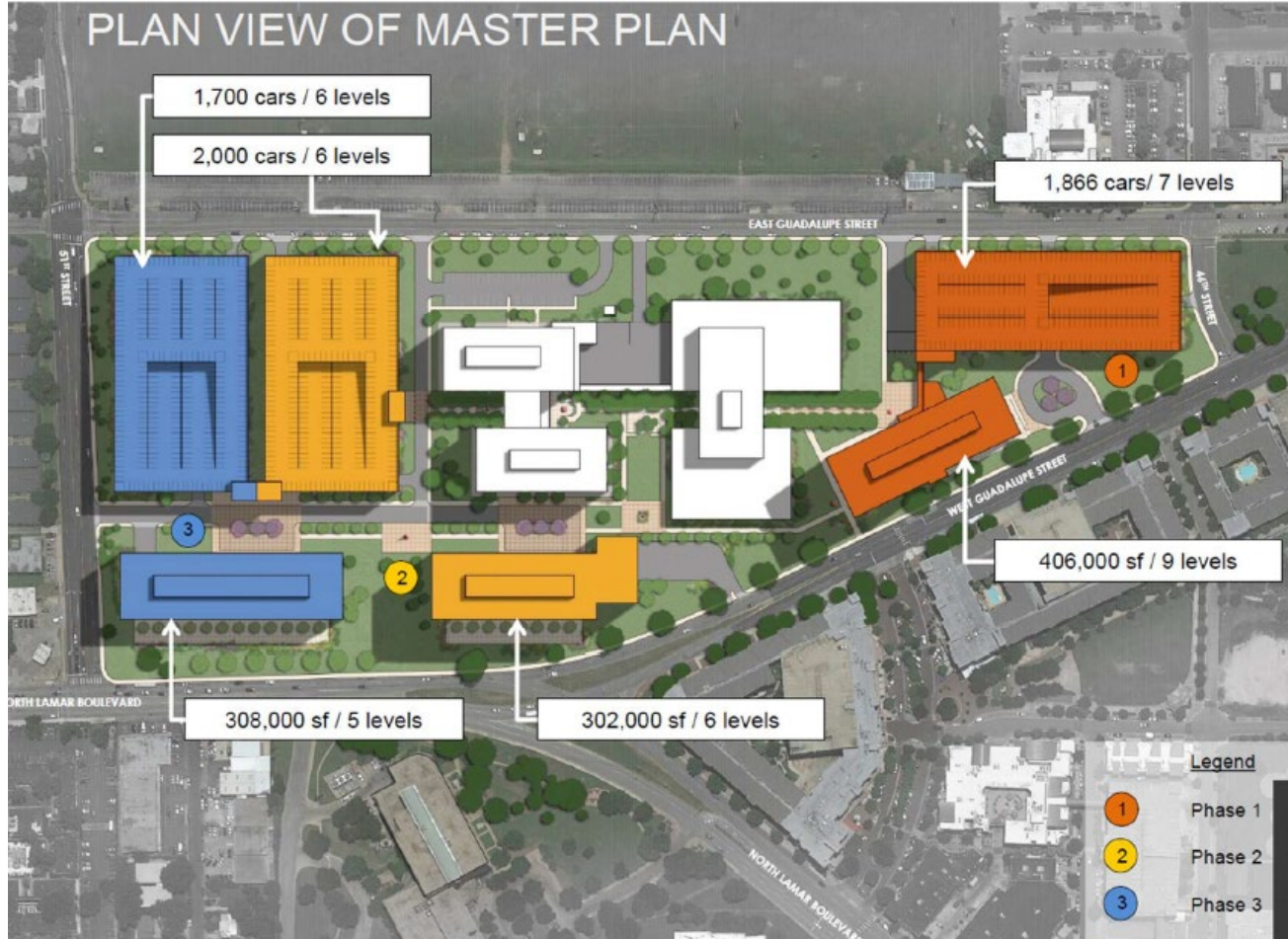
Project FFE A/E Services RFQ –Nov 2021

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>

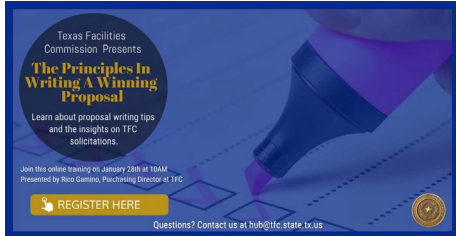
TFC and DWC OSHA30 video <https://www.youtube.com/watch?v=az8NU-01vyM&feature=youtu.be>



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



MEET THE PRIME:
MEP ENGINEERING, INC.

TEXAS FACILITIES COMMISSION

August 31, 2021

Today's Agenda

1. Who We Are.

- Firm Information
- Primary Market Sectors
- Key Project Team Members

2. What We Do.

- Typical Project Examples

3. How to Connect with Us.

4. What We Look for in Consultant Partners.

5. Our Keys to a Successful Team.

Part 1

Who We Are.

Firm Information

- **Year Established:** 1995
- **Office Locations:**
 - Austin, TX
 - San Antonio, TX
- **Total Employees:** 32
- **Licensed Professional Engineers:** 15
- **Services Provided (In-House):**
 - Mechanical Engineering (HVAC)
 - Plumbing Engineering
 - Electrical Engineering



Firm Information



Randy Fuston, PE
Principal
Austin



Joe S. Reyes, PE, LEED AP
Principal
Austin



Josh Peterson, PE, LEED AP
Principal
San Antonio



Mark Bemis, PE, LEED AP
Associate Principal
San Antonio



Alexander Simko, PE
Associate Principal
Austin



C. Darren Shultz, PE
Associate Principal
San Antonio

MEP Engineering, Inc. Firm Leadership

Firm Information

□ **Our Mission Statement**

Our mission is to support **your** objectives while being the most trusted Mechanical Electrical | Plumbing engineering design and consulting firm in Texas. Utilizing sound engineering judgement, we are committed to providing exceptional service **throughout the life of our projects.**

□ **Our Core Values**

- **SERVICE**
- **INTEGRITY**
- **COMMITMENT**
- **FAMILY**
- **ADAPTATION**
- **COMMUNICATION**

Primary Market Sectors

□ Government



□ Higher Education



Primary Market Sectors

□ K-12 Education



□ MEP Renovation



Primary Market Sectors

□ Corporate/Commercial



□ Industrial



Primary Market Sectors

□ Science/Technology



□ Performance Arts



Key Project Team Members

- Firm: **MEP Engineering, Inc.**
- Role: Prime Consultant
- Discipline: M | E | P Engineering



Joe S. Reyes, PE, LEED AP
Principal-in-Charge
Mechanical Engineer



Kevin Goetz, PE, LEED AP
Project Manager
Mechanical Engineer



Jon Whittaker, PE
Project Manager
Mechanical Engineer



Alexander Simko, PE
Associate Principal
Electrical Engineer

Part 2

What We Do.

TFC DSHS (Brown-Heatly Bldg. Phases 1 & 2)

CM Contract:
Ph 1: \$12,874,000
Ph 2: \$9,407,000

Building Size:
258,915 SF

Const. Manager:
Vaughn Construction

Design:
2019-20

Construction:
2020-21

Built: 1989



TFC DSHS (Brown-Heatly Bldg. Phases 1 & 2)

□ Major M | E | P Scope of Work

- Replace 26 Floor Level Air Handling Units
- Replace 1 Outside Air Handling Unit
- Replace All VAV Air Terminal Units on Levels 1 thru 7
- Replace All General Duty and Life Safety Exhaust Fans
- Repair/Replace Existing Fire and Smoke Dampers
- Replace Condenser Water and Heating Water Pumps
- Replace Domestic Water Booster Pump
- Replace Original Electric Drinking Fountains on All Levels

TFC DSHS (Brown-Heatly Bldg. Phases 1 & 2)

□ Major Subconsultant Scope of Work

□ Architectural Consultant

- Modify 3-Story Atrium to Address SFMO Code Concerns
- Remove/Repair Non-Compliant Wall Coverings on Levels 1 thru 6
- Design Interior Finish Upgrades to All Building Restrooms
- Upgrade Egress Corridors
- Design New ADA Drinking Fountain Stations

□ Building Envelope Consultant

- Design Complete Building Roof Replacement
- Design Upgrades to Existing Exterior Window Systems

TFC DSHS (Brown-Heatly Bldg. Phases 1 & 2)

□ Major Subconsultant Scope of Work

□ Fire/Life Safety Consultant

- Analyze and Modify 3-Story Atrium to Address SFMO Code Concerns
- Analyze and Design Corrections to Existing Fire Sprinkler System
- Analyze and Calculate Stairwell Pressurization Fan Rates
- Replace Existing Fire Pumps

□ Structural Engineering Consultant

- Perform Structural Load Checks on New AHU Equipment

□ Civil Engineering Consultant

- Design New Access Driveway to Central Plant/Main Generator

TFC William P. Hobby Towers (WPH)

CM Contract:
\$5,743,000

Building Size:
419,275 SF

Const. Manager:
American
Constructors

Design:
2017

Construction:
2018-19

Built: 1983



TFC William P. Hobby Towers (WPH)

□ **Major M | E | P Scope of Work**

- Replacement of 421 VAV Air Terminal Units (Tower I)
- Replacement of Atrium Smoke Evacuation Fans (Tower II)
- Replacement of Fire/Smoke Dampers at all Shafts (Towers I, II & III)

TFC William P. Hobby Towers (WPH)

□ Major Subconsultant Scope of Work

□ Architectural Consultant

- Upgrade Main Entry Lobby Ceilings (Tower I)

□ Fire/Life Safety Consultant

- Analyze and Calculate Atrium Smoke Exhaust Rates to Address SFMO Code Concerns
- Analyze and Calculate Stairwell Pressurization Fan Rates

□ M | E | P Subconsultant

- Upgrade Building Pressure Controls on all AHUs (Towers I, II & III)

TFC TCEQ Building A (P35A)

CM Contract:
\$1,589,000

Building Size:
196,300 SF

Const. Manager:
Kitchell

Design:
2018-19

Construction:
2019-20

Built: 1993



TFC TCEQ Building A (P35A)

□ Major M | E | P Scope of Work

- Evaluate Replacement or Commissioning of Existing Thermal Storage (Ice) System
- Replace 400-ton Air-Cooled Chiller
- Replace 4,000 MBH Boiler
- Replace Existing Cooling Tower
- Redesign Condenser Water Piping and CW pumps
- Replace Chilled Water Pump
- Replace Buried Chilled Water and Heating Water Piping Mains

TFC TCEQ Building A (P35A)

□ Major Subconsultant Scope of Work

□ Structural Engineering Consultant

- Design New Piping Bridge Between Central Plant and Main Building
- Design New Cooling Tower Support Structure
- Design New Outdoor Condenser Water Pump Pad

□ TAB Consultant

- Test, Adjust and Balance all HVAC Airside and Waterside Systems

TFC Robert E. Johnson Building (REJ)

CM Contract:
\$4,169,000

Building Size:
307,090 SF

Const. Manager:
Balfour Beatty

Design:
2017

Construction:
2017-18

Built: 2000



TFC Robert E. Johnson Building (REJ)

□ Major M | E | P Scope of Work

- Replace Existing Cooling Towers
- Replace All Condenser Water Piping
- Replace Three Building Condenser Water Pumps
- Replace Two Data Center Condenser Water Pumps
- Install New Air-Cooled Chiller on Central Plant Roof
- Install New Natural Gas Backup Generator
- Design Temporary Chillers / Chilled Water Systems
- Design Temporary Fluid Cooler to Support Data Center Chiller

TFC Robert E. Johnson Building (REJ)

□ Major Subconsultant Scope of Work

□ Structural Engineering Consultant

- Design New Cooling Tower Support Structure
- Design Structural Support System for Temporary Chilled Water Piping
- Design Concrete Infill/Repair Modifications for Demolished Cooling Towers
- Perform Structural Load Checks on New AHU Equipment

□ Building Envelope Consultant

- Design Central Plant Building Roof Replacement

UT-MSI Main Wet/Dry Lab (S13)

GC Contract:
\$5,663,000

Building Size:
48,020 SF

Const. Manager:
SpawGlass

Design:
2017

Construction:
2017-18

Built: 1971



UT-MSI Main Wet/Dry Lab (S13)

□ Major M | E | P Scope of Work

- Redesign the Supply Air Distribution System from Double-Duct CV to Single-Duct VAV with HW Reheat.
- Replace Seven AHUs with Full Stainless Steel Construction AHUs
- Reengineer Laboratory Exhaust System to Comply with NFPA 45
- Design Five New Lab Exhaust Fans.
- Reengineer Heating Water System with Three New Condensing Boilers.
- Replace Two Existing Cooling Towers.
- Design New Laboratory DDC Controls System.

UT-MSI Main Wet/Dry Lab (S13)

□ Major Subconsultant Scope of Work

□ Structural Engineering Consultant

- Design New Cooling Tower Support Structure
- Design Roof Infill Modifications for Demolished Rooftop HVAC equipment
- Perform Structural Load Checks on New AHU Equipment

□ Building Envelope Consultant

- Design Complete Building Roof Replacement
- Upgrade Existing Waterproofing Systems at Stairwell Penthouse
- Design New Roof Stormwater Drainage System

UT-MSI Main Wet/Dry Lab (S13)

□ Major Subconsultant Scope of Work

□ Architectural Consultant

- Detail New Louver and Window Systems to TDI Windstorm Requirements
- Design New Ceiling Systems Throughout Laboratory Corridors

□ TAB & HVAC Commissioning Consultant

- Test, Adjust and Balance all HVAC Airside and Waterside Systems
- Commission All HVAC Systems per MEP Engineering Sequence of Operations

Part 3

How to Connect with Us.

How to Connect with Us

□ Email Us

- jreyes@mepengineering.com
- ssimko@mepengineering.com

□ Visit Us

- In-Office, Zoom, or Lunch Meetings
- Introductions and Review Qualifications

□ Network with Us

- Society for Marketing Professional Services (SMPS)
- Institute for Leadership in Capital Projects (I-LinCP)
- **TFC RFQ Presubmittal Conferences**



Joe S. Reyes, PE, LEED AP
Principal



Alexander Simko, PE
Associate Principal

Part 4

What We Look for in Consultant Partners.

What We Look for in Consultant Partners

- **Professional Subconsultant Services Required:**
 - ARCHITECTURE
 - STRUCTURAL ENGINEERING
 - BUILDING ENVELOPE
 - FIRE PROTECTION & LIFE SAFETY ENGINEERING
 - CIVIL ENGINEERING
 - SECURITY CONSULTING
 - INFORMATION TECHNOLOGY (IT) CONSULTING
 - TESTING, ADJUSTING & BALANCING (TAB) CONTRACTING
 - REPROGRAPHICS



What We Look for in Consultant Partners

- **Qualifications-Based Selection Process**
 - Fees are negotiated after selection

- **For TFC Deferred Maintenance Projects:**
 - Prior Relevant Project Experience
 - Prior Project Experience with Owner Client
 - Prior Project Team Experience with MEP

- **For HUB Firms:**
 - Active State of Texas Certified Historically Underutilized Business (HUB)
 - Registered Texas Vendor on CMBL



What We Look for in Consultant Partners

- **Minimum TFC Insurance Requirements:**
 - Professional Liability (E&O): \$1M claim/\$1M aggr.
 - Workers' Compensation & Employers' Liability: \$1M
 - General Liability: \$1M occur./\$2M aggr.
 - Business Auto Liability: \$1M occur./No aggr. Limit

- **Firm Qualifications**
 - Expertise in the Related Project Scope
 - In-House Staff Capacity to Perform Project Scope
 - Client & Consultant References
 - Firm History & Reputation



What We Look for in Consultant Partners

□ Firm Personality:

- Does Your Firm Align Well with MEP's Core Values?
 - SERVICE
 - INTEGRITY
 - COMMITMENT
 - FAMILY
 - ADAPTATION
 - COMMUNICATION
- Focus on Supporting the Design/Construction Process
- Relationship-Oriented Team Members
- Capable of Seeing the **“Big Picture”**



Part 5

Our Keys to a Successful Team.

Our Keys to a Successful Team

- **Successful Team Members Are...**
 - **COLLABORATIVE**
 - **EXPERIENCED & CAPABLE**
 - **FRIENDLY**
 - **TEAM PLAYERS**
 - **EXCELLENT COMMUNICATORS**
 - **RELIABLE**
 - **COMMITTED TO THE SUCCESS OF THE PROJECT**
 - **SUPPORTIVE OF OUR OWNER CLIENT'S GOALS**



If this describes you, please reach out to us!



QUESTIONS?

TEXAS FACILITIES COMMISSION

August 31, 2021