

TEXAS FACILITIES COMMISSION (TFC) PRESENTS

Meet The Prime

Webinar Series

Our Legacy: Build. Support. Maintain.



Featured Prime Contractor: Vaughn Construction

July 14, 2020 at 1pm



Texas Facilities Commission (TFC)

MEET THE PRIME WEBINAR SERIES

Agenda

- TFC Overview
- PRIME Overview
- Q&A



TFC OVERVIEW

- Our Mission
- HUB Program Initiative Plan
- The Capitol Complex & North Austin Complex: *A Legacy In The Making*
- Your Next Steps
- Upcoming Webinars & Training



Our Mission: Building. Maintain. Support.



**100+ State Agencies
in 243 cities**



28 million square feet



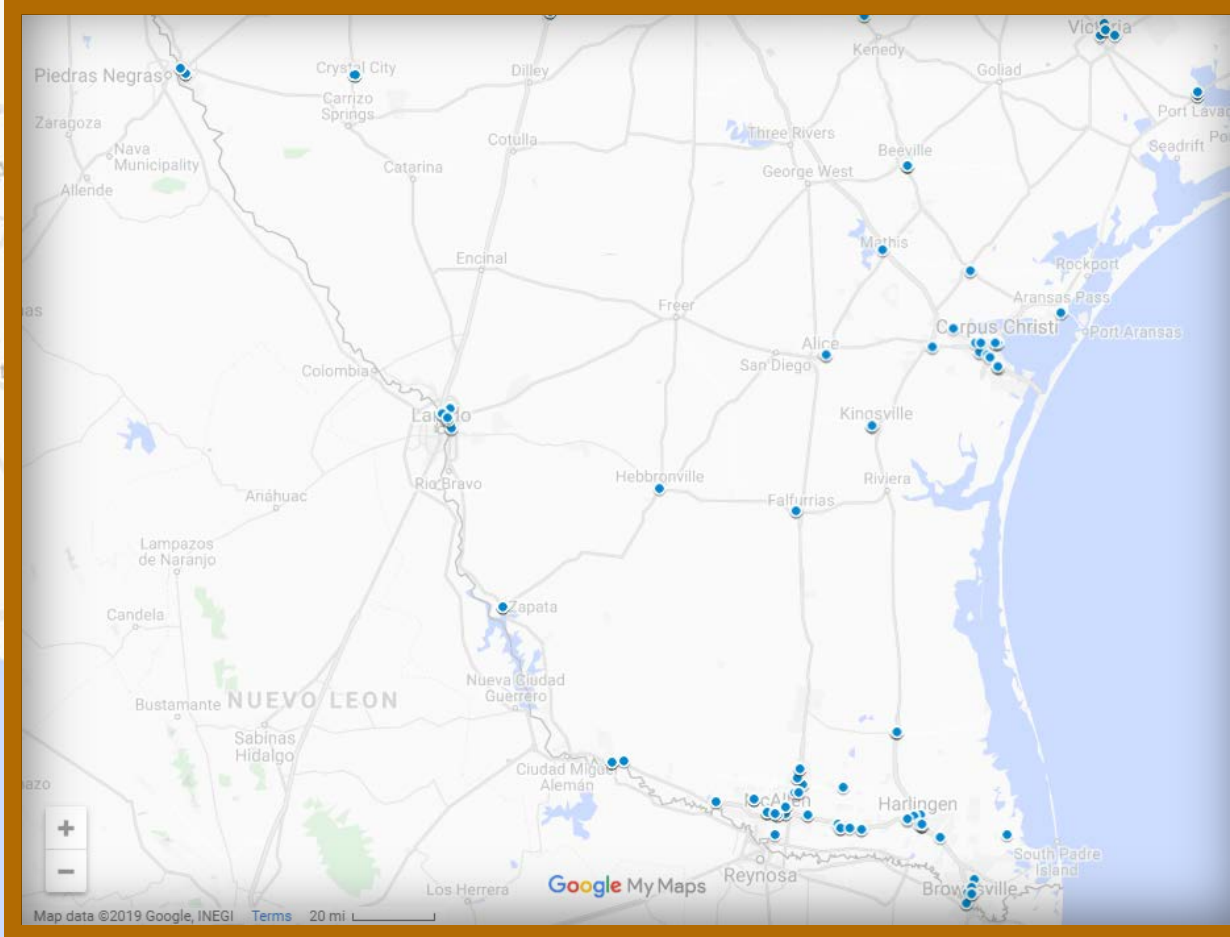
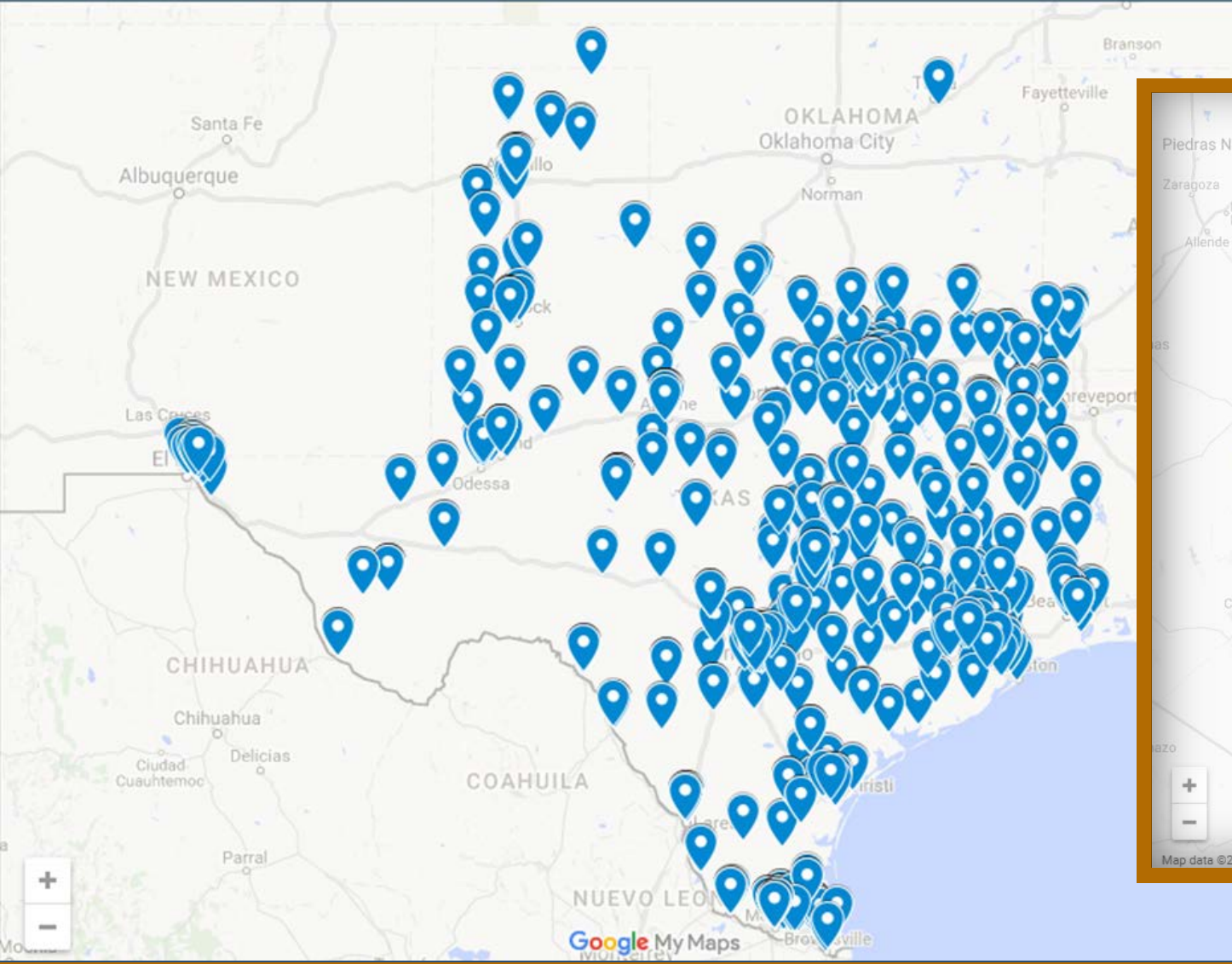
144,900 State Employees



199 Million building operations



Inventory of State Owned & State Managed Facilities



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



Funding for Building Texas

Capitol Complex & North Austin Complex – Phase 1

- \$1.1 Billion for New construction (84th Legislature)
- \$270 Million for Maintenance (84th Legislature)

Capitol Complex & North Austin Complex – Phase 2

- \$600 Million for New Construction (86th Legislature)
- \$120 Million for Maintenance (86th Legislature)



Capitol Complex

Phase I: (dark orange)

- 1801 Congress Building
- 1601 Congress Building
- Texas Mall (3 blocks)
- Physical Plant Expansion

Phase II: (orange)

- 15th Street Building
- Lavaca Street Building
- Texas Mall (1 block)

Phase III: (yellow)

- 17th Street Building
- Colorado Street Building



Only Phase I is currently funded, and Phase 2 has been approved by the legislature.

North Austin Campus

North Austin Campus Phase I

- 400,000 SF New Building
- 1,850 Car Garage
- Centralized chilled water plant and parking structure

North Austin Campus Phase II

- 302,000 Gross Square Foot Building
- 2,000 Car Garage
- Utility Extension from Phase I Plant



- PHASE 1
- PHASE 2
- PHASE 3

HUB Initiative Plan



Preparation



Connections

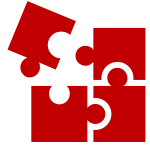


Education

- Not a set-aside program
- *All contracts are competitively bid*



Subcontracting tips for HUB's



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://www.tfc.state.tx.us/divisions/commissionadmin/prog/HUB/contactus.html>



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

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

Capitol Complex: *A Legacy In The Making*



Texas Mall – View from North



Capitol Complex: 1601 Congress



1601 Congress Building



Capitol Complex: Central Utility Plant



Central Utility Plant



North Austin Complex



TEXAS FACILITIES COMMISSION NORTH AUSTIN COMPLEX



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




UPCOMING WEBINARS

TEXAS FACILITIES COMMISSION (TFC) PRESENTS

Meet The Prime Webinar Series

Our Legacy: Build. Support. Maintain.



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



QUESTIONS?

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

Yolanda C. Strey
HUB Director
512.516.5878

Shonte Gordon
HUB Coordinator
512.201.9700

Stacy Peters
HUB Specialist
512.608.1357

Follow TFC On:



@TFCtx





VAUGHN

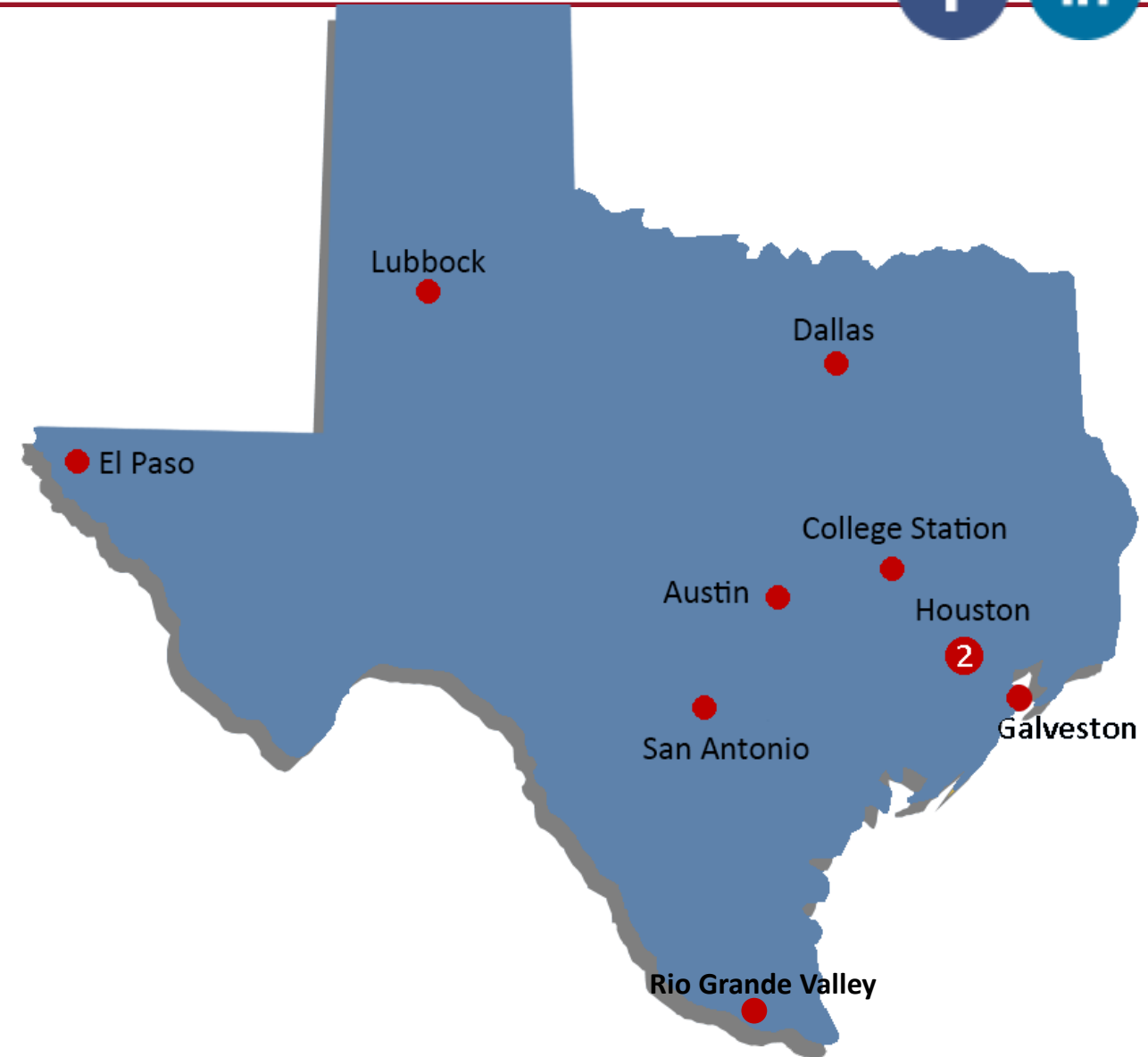
TFC HUB Program - Meet the Prime



About Vaughn



- Family-Owned Regional Contractor
- Established in Houston in 1988
- 10 Texas Offices
- In-House Services
 - Preconstruction & Estimating
 - Virtual Design & Construction
 - Quality Control
 - Commissioning
 - Self-Perform Services



What We Build



Projects We Build

- New Construction
- Additions/Renovations
- On-Call Construction

Ways We Build

- Construction Manager-at-Risk
- Job Order Contracts
- Traditional/Hard Bid

Clients We Serve

- Higher Education
- Research
- Healthcare
- Civic



Austin Market



Jose Villarreal
Sr. Market Manager
(512) 318-1332

jvillarreal@vaughnconstruction.com

Key Clients

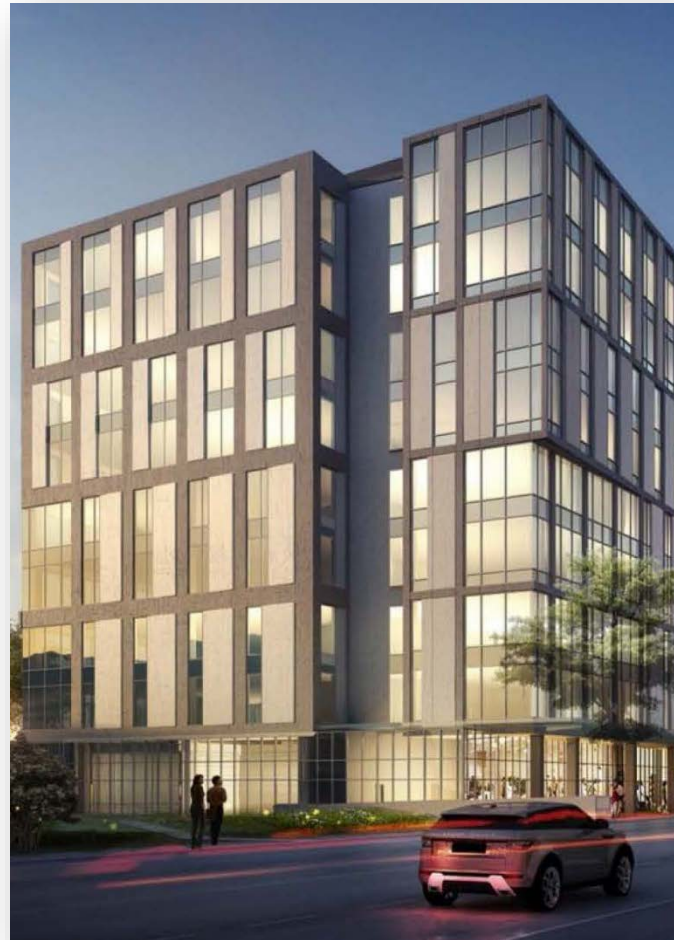
Austin Community College District

St. David's Health Care

Texas Department of Transportation

Texas Facilities Commission

University of Texas at Austin



**Texas Facilities Commission,
North Austin Complex Phase One**



**Texas Department of Transportation
Stassney Campus**

Bryan-College Station Market



Judd Blume
Project Director
(979) 260-7600

jblume@vaughnconstruction.com

Key Clients

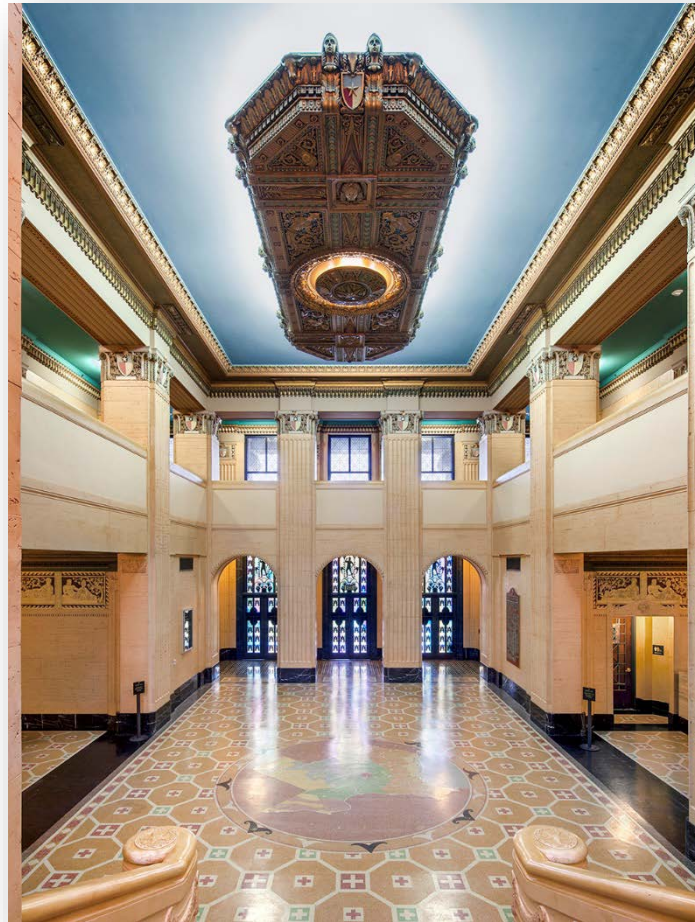
City of College Station

East Texas Medical Center

RELLIS Campus

Prairie View A&M University

Texas A&M University



Texas A&M University ,
Jack K. Williams Administration
Building Renovation



City of College Station,
New Police Department

Dallas-Fort Worth Market



Jeff Jones
Project Director
(214) 382-3700

jjones@vaughnconstruction.com

Key Clients

Baylor University

Collin College

Southern Methodist University

Texas A&M University Health Science Center

University of Texas Southwestern Medical Center



**University of Texas Southwestern,
Medical Center, West Campus Phase I**



**Texas A&M University Health Science Center,
College of Dentistry Clinic and Education
Building**

El Paso Market



Jose Villarreal
Sr. Market Manager
(512) 318-1332

jvillarreal@vaughnconstruction.com

Key Clients

Del Sol Medical Center

Las Palmas Medical Center

Sierra Providence Health Network

Texas Tech University Health Sciences Center at El Paso

University of Texas at El Paso



Las Palmas Medical Center ,
Northeast El Paso Free Standing
Emergency Department



University of Texas at El Paso
College of Health Sciences,
School of Nursing

Galveston Market



Neil Skinner
Project Director
(409) 770-0747

nskinner@vaughnconstruction.com

Key Clients

Galveston College

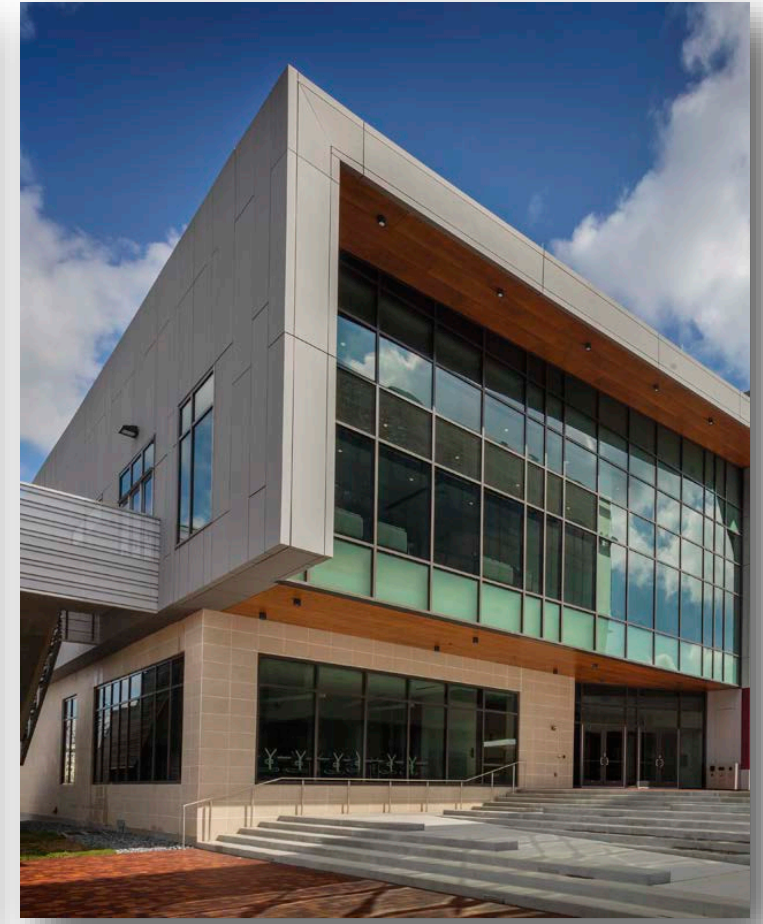
Lamar University

Texas A&M University at Galveston

University of Texas Medical Branch at Galveston



University of Texas Medical Branch at Galveston, Health Education Center



Texas A&M University at Galveston, Academic Building Phase Two

Houston Market



Tommy Waldron
Senior Project Manager
(713) 243-8300

twaldron@vaughnconstruction.com

Key Clients

Harris County

Sam Houston State University

University of Houston

University of Houston-Downtown

University of Texas MD Anderson Cancer Center



**University of Houston-Downtown,
Science and Technology Building**



**Sam Houston State University,
College of Osteopathic Medicine**

Lubbock Market



Jeff Jones
Project Director
(214) 382-3700

jjones@vaughnconstruction.com

Key Clients

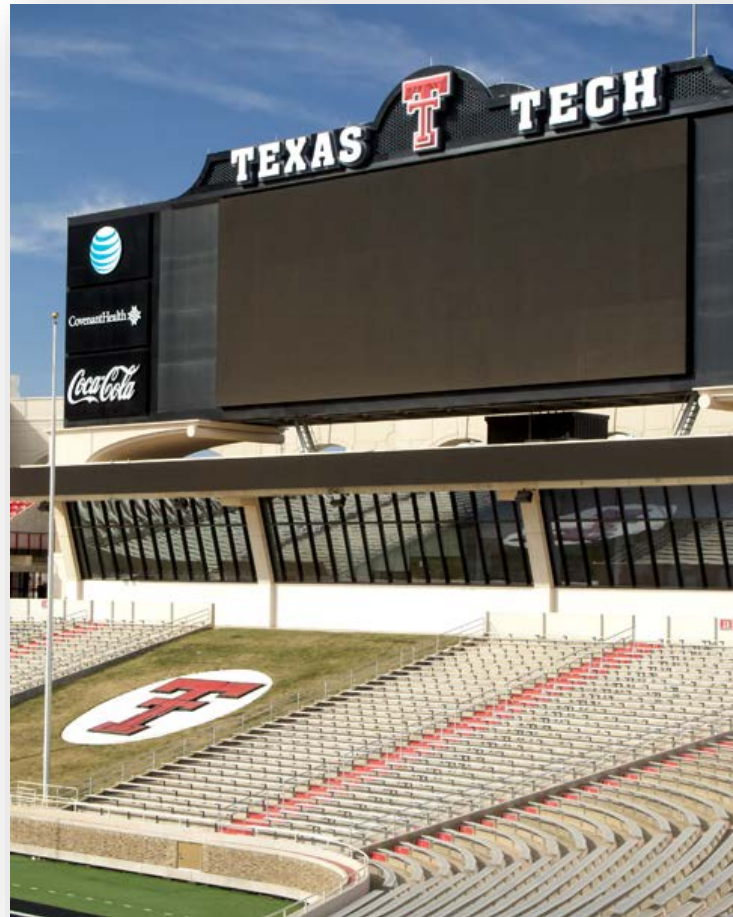
Texas Facilities Commission

Texas Tech University

Texas Tech University Health Sciences Center at Lubbock

Texas Tech University Health Sciences Center at Amarillo

West Texas A&M University



Texas Tech University,
Jones AT&T Stadium North End Zone



Texas Tech University System,
System Office Building

Rio Grande Valley Market



Luke Vaden
Project Director
(210) 669-3470

lvaden@vaughnconstruction.com

Key Clients

Texas State Technical College

University of Texas Rio Grande Valley

Valley Baptist Medical Center



**University of Texas Rio Grande Valley ,
Jones AT&T Stadium North End Zone**



**University of Texas Rio Grande Valley,
Interdisciplinary Engineering and
Academic Building**

San Antonio Market



Kirt Bailey
Project Director
(210) 403-9833

kbailey@vaughnconstruction.com

Clients

Alamo Colleges

Texas State University

Trinity University

University Hospital

University of Texas Health Science Center at
San Antonio



**Alamo Colleges - San Antonio College
Victory Center**



**University of Texas Health Science Center at
San Antonio, Barshop Institute for
Longevity and Aging Studies**

Texas Medical Center Market



Rodney Moore
Project Director
(713) 589-7400

rmoore@vaughnconstruction.com

Key Clients

Ben Taub Hospital

Houston Methodist

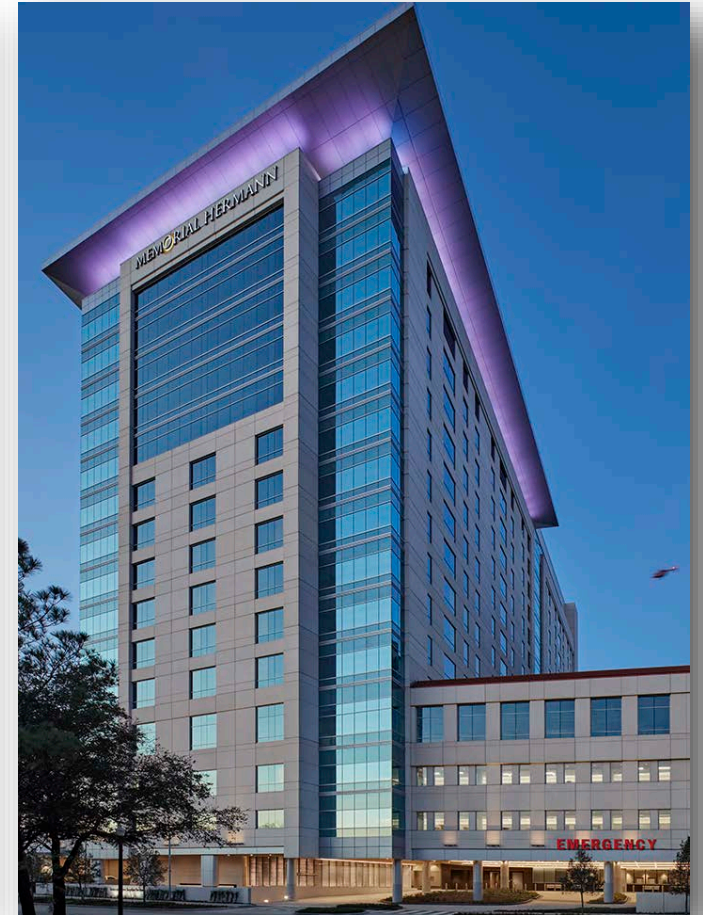
Memorial Hermann

University of Texas Health Science Center at Houston

University of Texas MD Anderson Cancer Center



University of Texas MD Anderson Cancer Center, Zayed Building for Personalized Cancer Care



Memorial Hermann Texas Medical Center, Sarofim Pavilion

Safety with Vaughn



Safety First – Every Task, Every Day

- Proactive Safety Plans
- Leadership Engagement Tracking Log
- Life Saving Commitments Board



Life Savings Commitments Board

Best in Class Safety Record

- Self Insured – Have Vested Interest In Safety Performance
- Dedicated Safety Personnel
- No Projects Shut Down Due To COVID-19 – All Essential Projects
- QR Scan For Job Entry



Project: 2400 - MH-TMC



!! ATTENTION / ATENCIÓN !!

ALL INDIVIDUALS coming on site, including visitors, must:

1. Complete an on-line survey before entering the jobsite.
2. Use a smart phone to scan the QR code below and follow the instructions on the screen.
3. Present the completed survey screen at the entry gate.

Once on site, all individuals are required to:

1. Wear face covering at all times.
2. Maintain 6' distance between individuals.
3. Wear PPE - including proper safety glasses, footwear, hard hat, vests, and gloves.

TODAS LAS PERSONAS que vienen al sitio, incluidos los visitantes, deben:

1. Completar una encuesta en línea antes de entrar en el lugar de trabajo.
2. Usar un teléfono para escanear el código QR a continuación y seguir las instrucciones en la pantalla.
3. Presentar la pantalla de encuesta completa en la puerta de entrada.

Una vez en el lugar, todas las personas están obligadas a:

1. Usar cubre cara facial en todo momento.
2. Mantener 6' de distancia entre los individuos.
3. Usar Equipo de Protección Personal incluyendo gafas de seguridad adecuadas, calzado, casco, chalecos y guantes.



VAUGHN CONSTRUCTION
10000 West 10th Avenue, Suite 1000, Denver, CO 80202
P: 303.751.1000
F: 303.751.1001
www.vaughnconstruction.com

Entry Allowed - Monday 2020-05-18



Request #

149

Name:

Stuart Baker
Vaughn Construction

Hardhat # / Badge #

BAK1270

54785CB7-957A-45C9-8E91-0EFD1AFD64A0

Safety during COVID-19

COVID-19 JOB SITE GUIDELINES

This COVID-19 compliant job site follows CDC guidelines and adheres to a project-specific COVID-19 plan.



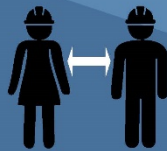
If you feel sick, stay home. Do not go to work.



Wear a face mask at all times in the workplace.



Practice good hygiene. Wash your hands.



Observe 6-foot distance requirement and limit crew size.

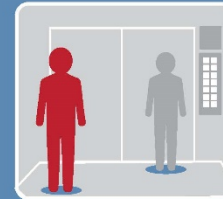


Clean and disinfect all shared areas and equipment routinely.

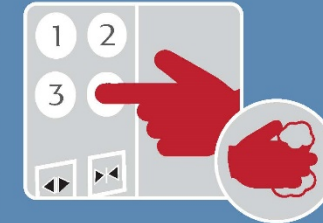
VAUGHN

COVID-19 HOIST/ ELEVATOR GUIDELINES

When using hoists/elevators, use the measures below to protect against infection:



1 Stand in available spaces and wear face covering.



2 Wash your hands and use disinfectant alcohol after touching elevator buttons or handrails.



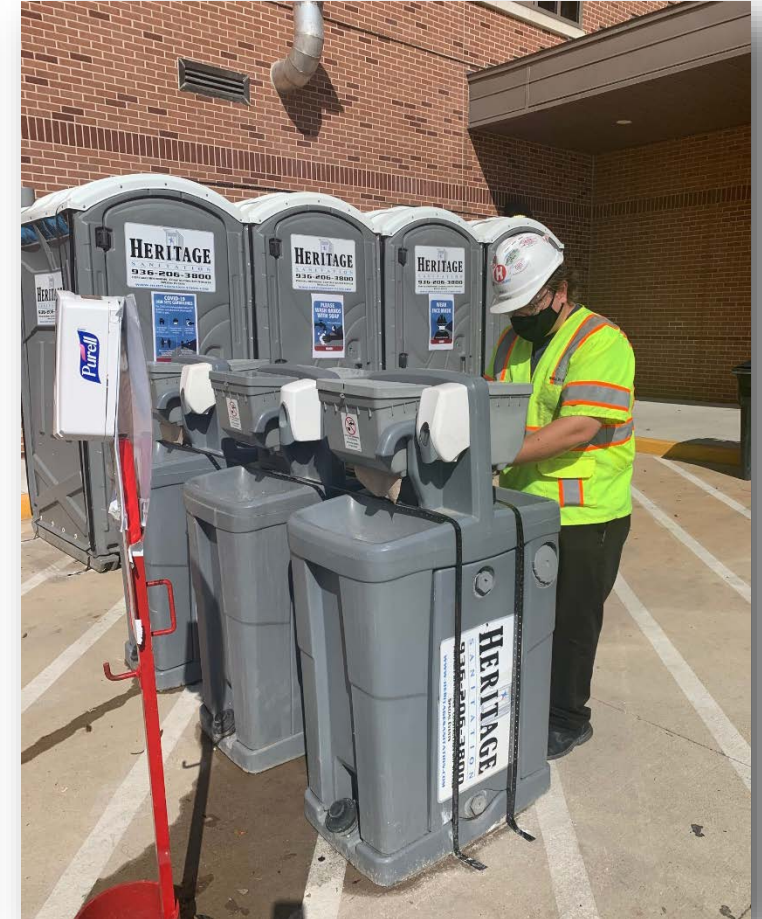
3 Avoid talking.



4 Do not lean on walls.

VAUGHN

Safety during COVID-19

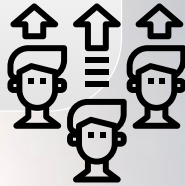


Beat the Heat

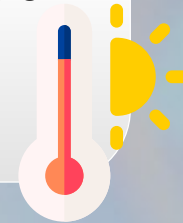
Drink water often
(about 4
cups/hour)



Allow yourself
time to
acclimatize



Schedule most
strenuous work to
cooler times of
day



Attend training
about the hazards
leading to heat
stress and how to
prevent them.



Stop work
immediately if
you or a co-
worker exhibit
signs of heat-
related illness



Establish work-
rest schedules to
include a 10 -20
20 minute cool-
off period every
hour



Limit physical
exertion when
possible (e.g., use
mechanical lifts)



Wear a hat and
light weight, light
colored, loose
fitting clothes.



Work with Vaughn



Master Subcontracts

- Process
 - Agree to basic terms and conditions in advance
 - Insert specific scope of work language for each project
- Criteria
 - Past performance
 - Safety record
 - Financial strength
- Benefits
 - Execute completed subcontract quickly and efficiently
 - Avoid prolonged negotiation over terms and condition

Flexible Bonding Approach

- No Set Contract Amount
- Discretion to Waive Bonding Requirements
 - Nature of work
 - Financial status
- Prefer Prequalification Process (Trade Tapp)
- Typical Bonded Subs
 - Scope over \$250K
 - MEP
 - Building envelope
- If Bonds Are Required
 - Must be issued by a surety licensed in Texas
 - Must be issued on Vaughn's bond forms
 - Subcontractor is responsible for premium increases and/or decreases due to changes in work
 - Subcontractor is responsible for including any additional costs in applicable change orders

Subcontractor Insurance Requirements

Type of Insurance	Limits of Liability	
Workers' Compensation	Statutory Limits	
Employer's Liability	\$1,000,000	Each Accident
	\$1,000,000	Disease-Policy Limit
	\$1,000,000	Disease-Each Employee
Commercial General Liability	\$2,000,000	General Aggregate
	\$1,000,000	Bodily Injury and Property Damage
	\$2,000,000	Products/Complete Operations
	\$1,000,000	Personal Injury
	\$50,000	Fire Damage
	\$5,000	Medical Expense
Business Automobile Liability	\$1,000,000 CSL for Bodily Injury and Property Damage	
Umbrella (Excess) Liability	\$5,000,000 Each Occurrence/Aggregate	

Contractor-Controlled Insurance Program (CCIP)

- Vaughn Provides On-Site Insurances for Subs
 - Worker's comp
 - General liability
 - Umbrella
- Consistent Coverage
- Higher Limits at Lower Overall Cost
- Bid Net – No Insurance Cost in Bids, Cost Added by Vaughn Based on Contract Value
- CCIP Web Site
 - One-time set-up
 - Report payroll costs monthly
 - Automated certificate renewal reminders
- Requires More Intense Effort on Safety and Quality



BUILDING WHAT MATTERS.

**We Build
Trust**

Is Vaughn the right builder for you?

**We Build
Teams**

Is Vaughn the right employer for you?

**We Build
Trade Partnerships**

Is Vaughn the right contractor for your trade business?



How to work with Vaughn

1. Register for Online Plan Room -

[ABOUT VAUGHN](#) [CLIENTS](#) [CAREERS](#) [TRADE CONTRACTORS](#) [CONTACT US](#)



Search



[Home](#) / [Trade Contractors](#) / Bid Registration

Bid Registration Form

Our trade contractor relationships begin with registration in our online plan room, iSQFT. To register to begin working with us, fill in the form below. Be sure to go to the Work Categories link at the bottom left to complete and submit the form.

1 Contact/Company Information **2** Work Categories

I have an account with iSQFT.

Yes

No

Primary Contact Information

Name

Phone Number

Title

Email Address



Qualification Statement

- TradeTapp- Online Platform
- Approved Qualifications File active for 12 months
- Allows for Bidding Jumpstart



Stay in the Loop

Current Bid Opportunities Request Form

PLEASE NOTE: If you are not currently registered to bid with Vaughn Construction, we encourage you to register using this link before requesting bid opportunities.

[Register to Bid](#)

Primary Contact Information

Company Name

Office Phone

Contact Name

Mobile Phone

Title

Email

Submit



Please type the code above

Future Bidding Opportunities



Current Hard Bidding Opportunities

East Metro Park Repairs– Travis County

Location	Manor, TX
Description	Removal of concrete patio deck and replace with new covered elevated structural steel patio.
Scope:	Removals, Steel, Wood Decking, Roofing, Metal Panels, Paint, Electrical, Drilled Piers, Earthwork, & Retention Systems
Bids:	7/20/2020
Contact	Michael Mitchell Email: MMitchell@vaughnconstruction.com

Current CM Project Bid Packages

LBJ High School Renovation– Austin ISD

Location Austin, TX

Description

- Renovation of the LBJ High School

Bid Information **BP #1** – All Project Scopes **Bids:** 4th Quarter 2020

Contact

- Ross Tisdale
- Email: RTisdale@vaughnconstruction.com

Current CM Project Bid Packages

San Antonio State Hospital – UT Health Science Center / HHSC

Location San Antonio, TX

Description

- This San Antonio State Hospital project is intended to be a full replacement hospital of the existing hospital's operations. This includes 300 beds for mental health patients, support spaces for patient learning and therapy, administrative and clinical support, warehouse storage, kitchen, half court gymnasium, chapel, court, pharmacy, maintenance & grounds, courtyards, and surface parking.

Bid Information **BP #1** – All Project Scopes **Bids:** July 23, 2020 @ 2:00

Contact

- Brett Fiarman
- Email: BFairman@vaughnconstruction.com

Current CM Project Bid Packages

Sunnyside Health and Multi-Service Center - City of Houston

Location Houston, TX

Description

- New two-story building of 56,000 SF
- Located on a 6.5 acre site
- Parking spaces, a park / stormwater detention area, and other site amenities

Bid Information **BP #1** – All Project Scopes **Bids:** 4th Quarter 2020

Contact

- Pablo Martinez
Email: PMartinez@vaughnconstruction.com
- Brooks Bolden
Email: BBolden@vaughnconstruction.com

Current CM Project Bid Packages

Sugar Land Town Center Tower Expansion & Garage – Houston Methodist

Location Sugar Land, TX

Description

- New 340,000 SF tower expansion
- Major infrastructure expansion and relocation
- Renovation to the existing hospital
- New parking garage

Bid Information	BP #2 - Infrastructure Expansion & Loading Dock	Bids: 4th Quarter 2020
	BP #3A - Foundation, Site Utilities, Elevators	Bids: 4th Quarter 2020
	BP #3B - Building Core & Shell and Buildout	Bids: 1st Quarter 2021
	BP #4 -Hospital Expansion Skin & C&S MEP	Bids: 1st Quarter 2021

Contact

- Tommy Waldron
Email: TWaldron@vaughnconstruction.com

Current CM Project Bid Packages

The Woodlands Hospital Campus Expansion – Houston Methodist

Location The Woodlands, TX

Description

- 250,000 SF expansion to the existing tower
- New parking garage
- Infill of the existing detention pond
- New parking garage

Bid Information **BP #5 - Parking Garage & Connector Bridge**

Bids: 4th Quarter 2020

Contact

- Pete Ives
Email: PIves@vaughnconstruction.com

Current CM Project Bid Packages

Dental School Demo – MD Anderson Cancer Center

Location	Houston, TX	
Description	<ul style="list-style-type: none">• Complete demolition/removal of the abandoned UTHSC Dental School facility• Mechanical (non-implosion) demolition and haul off• New site drainage system• Flood-wall addition and upgrade• Addition of transformer and power panel• Ornamental fence and structural steel screen wall with landscaping	
Bid Information	BP #2 - Earthwork, Utilities, & Landscaping	Bids: 3rd Quarter 2020
Contact	<ul style="list-style-type: none">• Brett Gindler Email: BGindler@vaughnconstruction.com	

Current CM Project Bid Packages

HP 3 Pediatric Intensive Care Unit Renovation – Memorial Hermann

Location	Houston, TX	
Description	<ul style="list-style-type: none">• Renovating and remodeling the existing Shock Trauma Intensive Care Unit (STICU) to a Pediatric Intensive Care Unit (PICU)	
Bid Information	BP #1 - Underfloor Package	Bids: TBD
	BP #2 - Balance	Bids: 3rd Quarter 2020
Contact	<ul style="list-style-type: none">• Juan Quintero Email: JQuintero@vaughnconstruction.com	

Current CM Project Bid Packages

Instructional Lab & Innovative Learning Center (ILSQ) – Texas A&M University System

Location	College Station, TX	
Description	<ul style="list-style-type: none">• 144,000 SF new building for TAMU on West Campus• Five-story building will have a programmed use of about 80% Chemistry Labs and 20% Design Studios/Maker Space• Cast in place concrete structure with a steel penthouse over a full crawlspace• Skin will be a mix of glass, brick, limestone and metal panels	
Bid Information	BP #1 - TBD BP #2 - Balance	Bids: TBD Bids: 4th Quarter 2020
Contact	<ul style="list-style-type: none">• Wayne Ibarra Email: Wlbarra@vaughnconstruction.com	

Current CM Project Bid Packages

College of Medicine- University of Houston

Location	Houston, TX	
Description	<ul style="list-style-type: none">• New 3 story 128,000 SF education building• large format teaching spaces, small group meeting rooms, office/administrative suites, simulation spaces, a gross anatomy suite, and dedicated social / study spaces• Staff and student parking• Central Utility Plant	
Bid Information	BP #2 - Site Utilities, Site Paving, Central Plant	Bids: 8/05/2020
	BP #3 - College of Medicine Building, Site Hardscape & Landscape	Bids: 3rdQuarter 2020
Contact	<ul style="list-style-type: none">• Pablo Martinez Email: PMartinez@vaughnconstruction.com• Brooks Bolden Email: BBolden@vaughnconstruction.com	

Current CM Project Bid Packages

Brown-Heatley Deferred Maintenance - Texas Facilities Commission

Location	Austin, TX
Description	<ul style="list-style-type: none">• New 3 story 128,000 SF education building• large format teaching spaces, small group meeting rooms, office/administrative suites, simulation spaces, a gross anatomy suite, and dedicated social / study spaces• Staff and student parking• Central Utility Plant
Bid Information	BP #1 - All Scopes Bids: 4th Quarter 2020
Contact	<ul style="list-style-type: none">• Ross Tisdale Email: RTisdale@vaughnconstruction.com

Current CM Project Bid Packages

Frisco - University of North Texas

Location

Frisco, TX

Description

- First building for the new UNT campus
- 141,000 SF building on a greenfield site
- Primarily classroom and office space with a masonry facade
- Asphalt parking
- Concrete road and fire lane
- Bridge, landscaping and utilities

Bid Information

BP #2 - Structure and Elevator

Bids: 3rd Quarter 2020

BP #3 - Balance

Bids: 1st Quarter 2021

Contact

- Shannon Browne
Email: SBrowne@vaughnconstruction.com

Current CM Project Bid Packages

Project Management and Construction Services (PMCS) Campus Infrastructure Ph 2 – University of Texas

Location	Austin, TX
Description	<ul style="list-style-type: none">• AHU and switchgear replacement for the West Mall, Goldsmith, and Battle Hall Buildings.
Bid Information	BP #1 - All Scopes Bids: 4th Quarter 2020
Contact	<ul style="list-style-type: none">• Ross Tisdale Email: RTisdale@vaughnconstruction.com

Current CM Project Bid Packages

Brain & Cancer Building - University of Texas Southwest

Location	Dallas, TX	
Description	<ul style="list-style-type: none">• Replacement of major electrical equipment in six occupied buildings• Demolition and replacement of Motor Control Centers, VFDs, floor branch panels, distribution panels, and feeders	
Bid Information	BP #5 - Finish Out, Site Improvements BP #6 - Landscape, Casework	Bids: 7/16/2020 Bids: 4th Quarter 2020
Contact	<ul style="list-style-type: none">• Micah Hovda Email: MHovda@vaughnconstruction.com	

Future Projects to Look Out For

- Dallas
 - Children’s Medical Center - New Tower, Enabling Projects
- San Antonio
 - UT HSC San Antonio Inpatient Facility
 - Alamo Community College – San Antonio College – Bond Projects
 - Texas State University Police Department
- Houston
 - UT HSC Houston - State Hospital
 - TMC3
 - Prairie View A&M Engineering Building
 - Sam Houston State Parking Garage



Q&A



Texas Facilities Commission, North Austin Complex Phase One