

TEXAS FACILITIES COMMISSION (TFC) PRESENTS

Meet The Prime

Webinar Series

Our Legacy: Build. Support. Maintain.



Featured Prime Contractor: Centennial Contractors

September 15, 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: Build. Maintain. Support.



**100+ State Agencies
in 243 cities**



28 million square feet



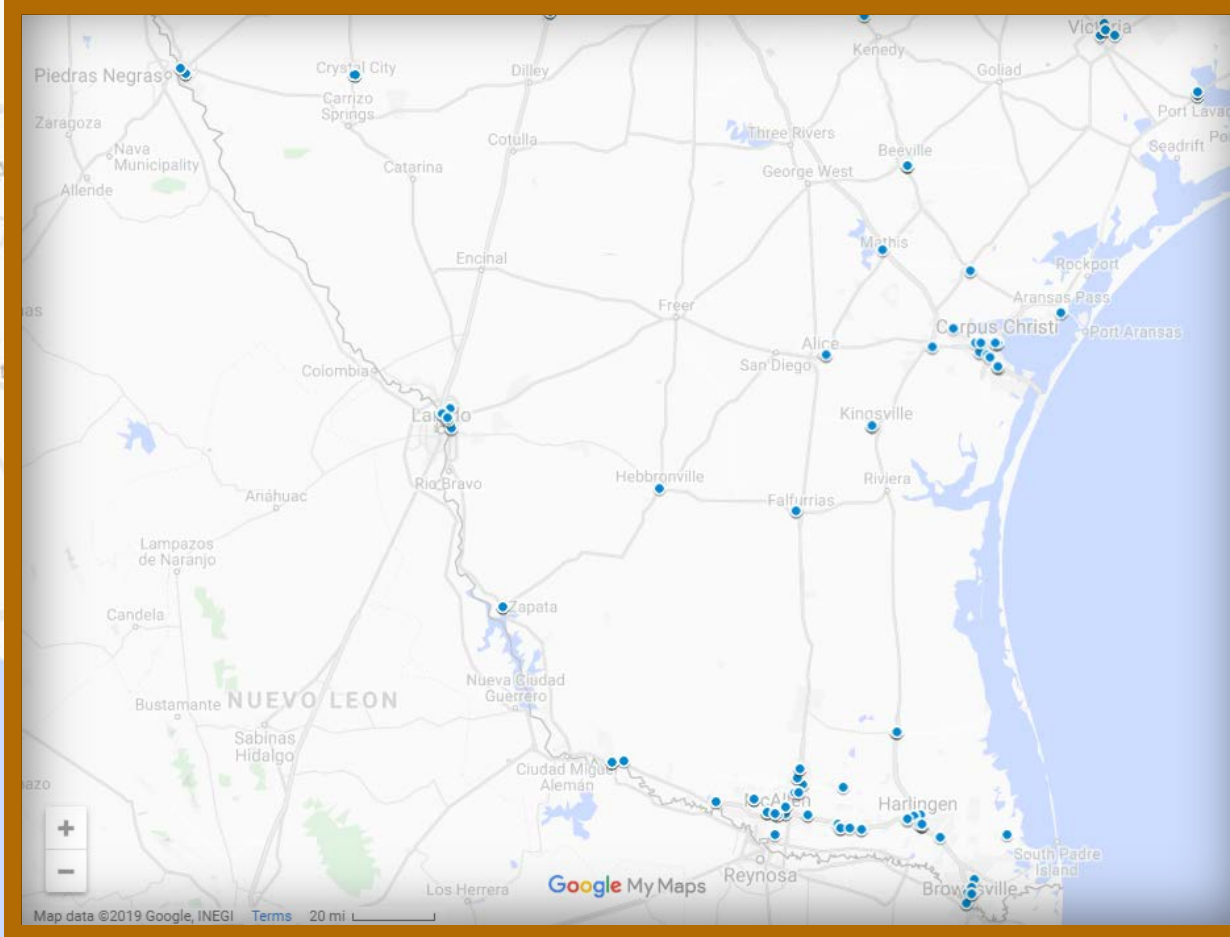
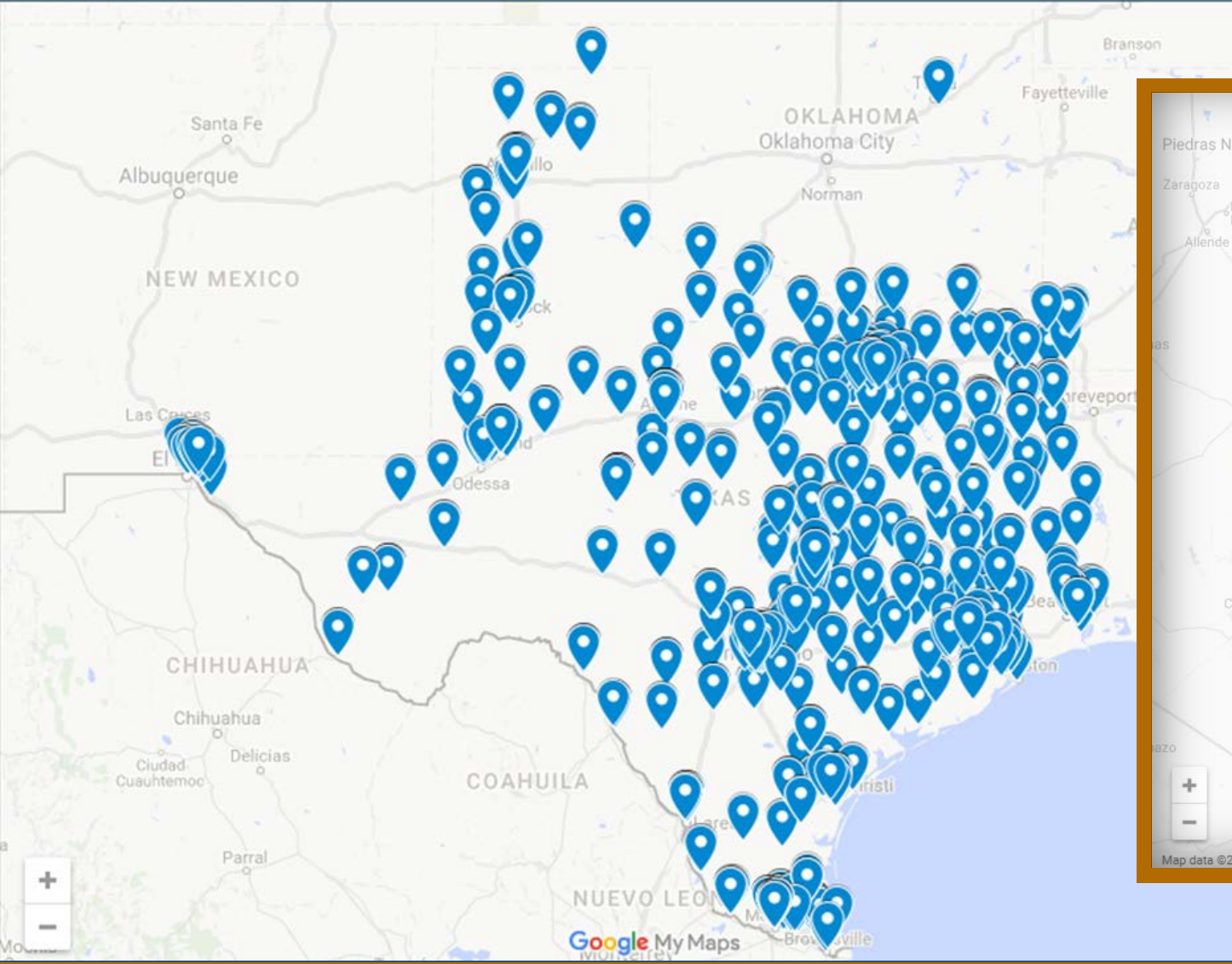
144,900 State Employees



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



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



HUB Initiative Plan



Preparation



Connections

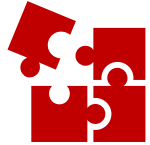


Education

- 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

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

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Follow TFC On:



@TFCtx





Bilfinger SE

Introduction to Centennial



Agenda

- I. Company Overview
- II. Centennial's Markets
- III. Operations



- Centennial and its Joint Venture partners employ project management , supervision and administrative personnel. **All craft work is subcontracted.**
- Centennial is responsible for **pre-construction** and overall **program management** services:
 - Budget estimate
 - Joint scope development
 - Incidental design and planning
 - Safe, timely and quality placement of construction
- Centennial delivers these services via **Job Order Contracting (JOC), Design-Build and Lump Sum** contract vehicles.



Our Mission

To exceed our customers' expectations by providing high quality, responsive construction and facility operations services with empowered professional employees. Build relationships that withstand the test of time by keeping our promises and honoring our commitments.

Customer satisfaction is the measure of our success.

Value Statement

"The reason we deserve to be in business."

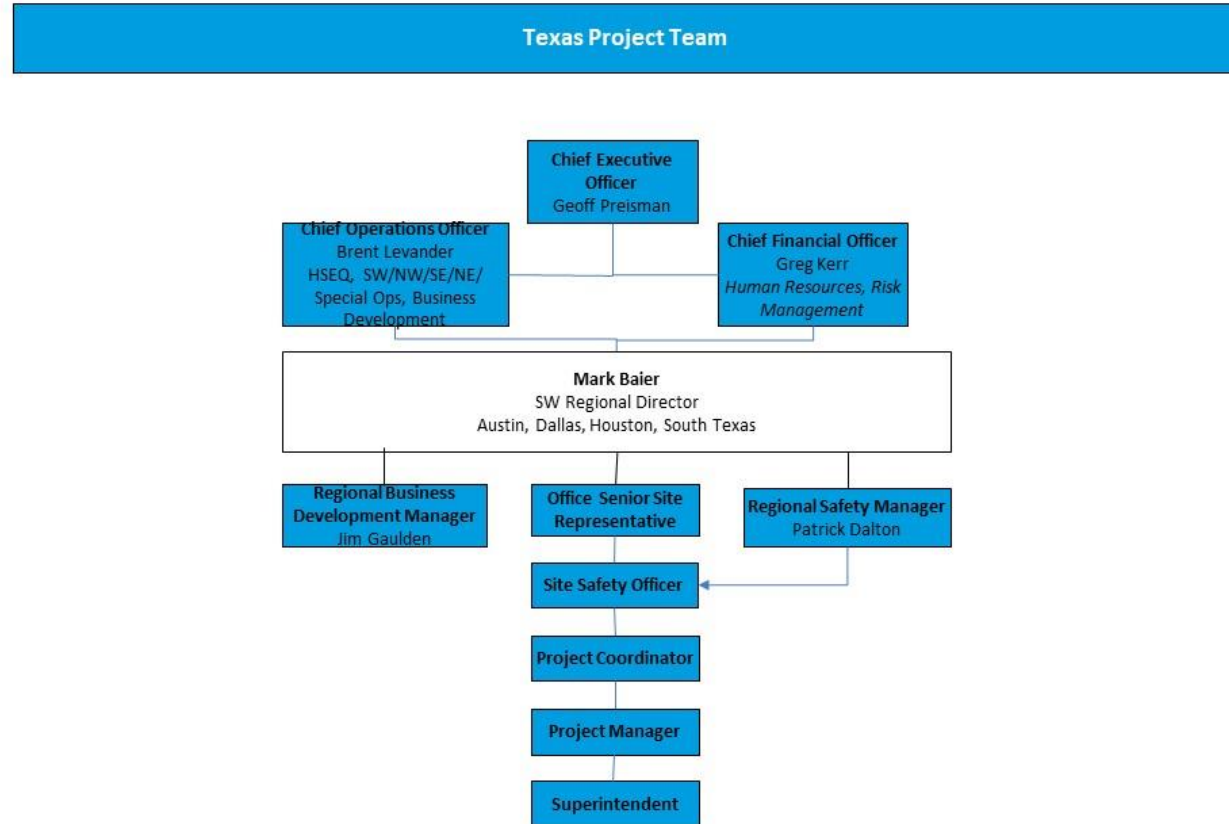


- Centennial has 4 offices currently serving Texas:
 - Austin
 - Dallas
 - Houston
 - South Texas
- Contracts involve [renovation and infrastructure upgrades](#) and small [new construction](#) projects.



Company Overview

Regional Organization Chart





Agenda

I. Company Overview

II. Centennial's Markets

III. Operations

- Centennial has been serving the K-12, Housing, Municipality and Transportation non-Federal Markets since 2005
- **Traditional Markets:** Federal JOC, Public JOC (states, counties, municipalities), Primary and Secondary Education, Transit and Housing



- Centennial also serves growing markets that are an ideal fit for its core capabilities in high-quality, flexible and quick turnaround facility modifications:
 - Healthcare
 - Higher Education
 - Private Sector



Wide variety of Projects and Requirements

- Small Repairs to Large Renovations
- Incidental design to 100% design-build
- Emergency requirements and accelerated schedules
- Sustainability projects
- Projects in occupied facilities
- Public work projects for counties and other customers
- Work for private customers



Traditional Markets

Federal JOC



Infrastructure Upgrade – New Waterline

- **Client:** Department of Defense, Joint Base Lewis-McChord, WA
- **Description:** At Yakima Training Center, Centennial installed 450 linear feet of 12" HDPE pipe and repaired eight vehicle wash rack facilities and a pond liner

Municipality



Historic Gadsby's Tavern Ice Well Restoration

- **Client:** City of Alexandria, VA
- **Description:** Centennial completed construction to restore the ice well of Gadsby's Tavern, ca. 1793, as part of the city's effort to preserve the historic feature

Housing



New Design Build - Arthur Capper Community Center

- **Client:** District of Columbia Housing Authority, Washington, DC
- **Description:** Centennial is constructing a new 27,830 square-foot LEED Gold certified community center

Transportation



H.E. Holmes Station Bus Loop

- **Client:** Metropolitan Atlanta Rapid Transit Authority, Atlanta, GA
- **Description:** Centennial revitalized the station with the full replacement of the facility's bus loop. This multi-phase project occurred in an active bus lane

Growth Markets

Healthcare



Interventional Radiology Room Renovation

- **Client:** Harris Health System, TX
- **Description:** In an interventional radiology room, Centennial prepared the structural and electrical infrastructure upgrades to receive the installation of a new Siemens Artis Zee ceiling camera

Higher Education



UT West Mall Plaza Renovation

- **Client:** University of Texas, Austin, TX
- **Description:** Centennial reconstructed the West Entrance Plaza at the University of Texas during session while maintaining ADA access for all pedestrian traffic.

Private



Renovations to HearUSA Retail Centers

- **Client:** HearUSA (Siemens)
- **Description:** Centennial provided full preconstruction, planning and construction services to renovate over a hundred HearUSA retail centers in multiple states throughout the US

Design-Build



New Design-Build Fort Bragg Conference and Catering Center

- **Client:** US Army, Fort Bragg, NC
- **Description:** Centennial was selected for a design-build project to construct a new 50,000 square-foot conference and catering center to support members of the Fort Bragg community



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- II. Centennial's Markets
- III. Operations

■ **Metrics**

- The Experience Modification Rating (EMR) is the calculation by which insurance carriers assess cost of injuries and future potential risk
- Centennial’s EMR of **0.55** is among the top 5% of all US construction companies

■ **HSEQ Personnel**

- Seven full-time certified safety professionals
- Project Safety Officer in every office
- All operational staff are OSHA (Occupational Safety & Health Administration) 30 certified

■ **National and Regional Safety Awards**

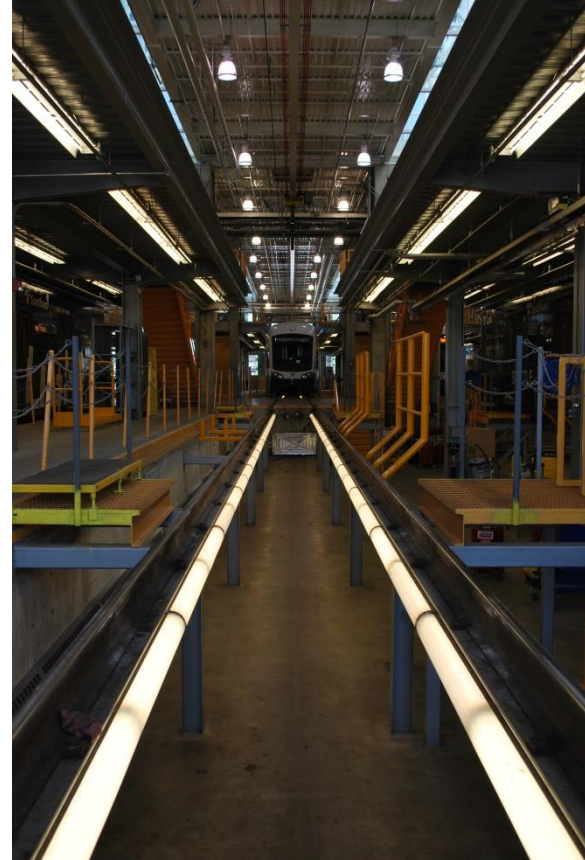
- **National Safety Excellence Award, Excellence in Construction 2017, 2018, 2019**
- **CURT Safety Award 2017**




Centennial’s HSEQ Program incorporates Health, Safety, Environment and Quality



- Absolute commitment to safety:
“If we can’t do it safely, we will not do it!!!”
- Safety resources and training made available
<http://www.cce-inc.com>
- Subcontractor safety fairs
- Weekly Toolbox Talks
- Project Safety officers in each office
- Field safety inspections
- Corporate safety inspections and training
- Preplanning of all activities accompanied by site specific safety plans and Activity Hazard Analysis



- In Response to COVID 19 each project site will have a site-specific safety plan to protect ALL workers and adjacent occupants. This is also accompanied by pre arrival surveys of the workers and visitors.
- Each contractor on the project will submit their Covid response plan and Activity Hazard Analysis for the project prior to work start.
- Pre-planning is KEY!



Weekly Safety Meetings Premium Membership
Safety Training for the Construction Industry
© 2020 Safety Meeting Outlines, Inc.

Centennial Contrs Enterprises
An ABC of Western Washington Benefit

Special Supplement 1 March 17, 2020

Coronavirus or COVID-19

Coronavirus (or more accurately, COVID-19) is affecting all of us, either directly or indirectly. Although there is no vaccine available yet, there are steps you can take that will reduce the likelihood that you will get the virus. Your actions can also have an impact on the health of your co-workers, your family, and your community.

Just like you need to understand typical jobsite hazards like power tools or heavy equipment, you need to understand how COVID-19 creates a hazard for you. Current research indicates that COVID-19 spreads in two primary ways:

- when you're close to an infected person (within about six feet), and
- when tiny droplets from an infected person's cough or sneeze get into your mouth, nose, or eyes. Keep in mind that these droplets are tiny, often invisible, and you can't feel them.

How can you protect yourself? Here are three actions you can take to reduce the likelihood that you'll get infected:

- 1) **Keep your distance.** Try to stay about six feet away from anyone who's sick. If there are cases of COVID-19 spreading in your community, try to stay at least six feet away from most people. When you can, stay home; that will keep you away from people who could be infected even if they don't have any symptoms yet.
- 2) **Clean your hands often.** The best way to clean your hands is to wash them with soap and water for 20 seconds. If you can't wash, rub a hand sanitizer that contains at least 60% alcohol over all the surfaces of your hands until they are dry.
- 3) **Avoid touching your eyes, nose, and mouth with unwashed hands.** Be mindful about keeping your hands away from your face.

How can you protect others? Even if you haven't been exposed to the virus, the actions you take to slow its spread can help protect your family, co-workers, friends, and the elderly or vulnerable folks in your community. When we slow the spread, fewer people will become sick at any given time. This delay makes it possible for our healthcare system to take good care of everyone. Here's what you can do:

- 1) **Cover coughs and sneezes with a tissue.** Then throw out the tissue and wash your hands. If you don't have a tissue, cough into the inside of your elbow; make sure your mouth and nose are close to your elbow.
- 2) **Clean and disinfect.** Use a disinfecting wipe or spray and wipe down door handles, sink and toilet handles, shared tools, phones, etc.
- 3) **Stay home if you're sick.** If you think you've been exposed to COVID-19, or if you have symptoms of the virus, call your healthcare provider. He or she will be able to give you specific and up-to-date information on what to do in your community.

.....
SAFETY REMINDER
.....
Social distancing is a good way to stay healthy.
.....


- Vendor Declaration Commitment to performing and conducting business in an ethical manner.
- Current W-9
- Certificate of insurance
 - Current insurance is always required in order to be on jobsite
- Local Representations and Certifications
- Payment and Performance Guarantee
- Bonding
 - Subcontractor payment ad performance Bonds are required for work over \$100,000 or Hazardous Material Remediation, unless waived by management
- Certified Payroll may be required depending on funding source

COVERAGES						
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	<input checked="" type="checkbox"/> GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	123456	01/01/2018	12/31/2019	EACH OCCURRENCE	\$ 1,000,000
					DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 10,000
					MED EXP (Any one person)	\$ 5,000
					PERSONAL & ADV INJURY	\$ 500,000
					GENERAL AGGREGATE	\$ 1,000,000
PRODUCTS - COMP/OP AGG	\$ 1,000,000					
GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	12468	01/01/2018	12/31/2019	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
					BODILY INJURY (Per person)	\$
					BODILY INJURY (Per accident)	\$
					PROPERTY DAMAGE (Per accident)	\$
					AUTO ONLY - EA ACCIDENT	\$
OTHER THAN AUTO ONLY: EA ACC	\$					
OTHER THAN AUTO ONLY: AGG	\$					
C	<input checked="" type="checkbox"/> EXCESS/UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE	135791	01/01/2018	12/31/2019	EACH OCCURRENCE	\$ 1,000,000
					AGGREGATE	\$ 1,000,000
					DEDUCTIBLE	\$
					RETENTION	\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below NO	246802	01/01/2018	12/31/2019	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS	<input type="checkbox"/> OTH-ER
					E.L. EACH ACCIDENT	\$ 500,000
					E.L. DISEASE - EA EMPLOYEE	\$ 500,000
					DISEASE - POLICY LIMIT	\$ 500,000
OTHER						

Centennial's Operations Subcontract Agreement



- Contains scope, price, schedule
- Simple process for authorizing work
- General terms and conditions are located at <http://www.cce-inc.com/subcontracts/>
- Private clients include:

SUBCONTRACT AGREEMENT			
Contract: University of Texas JOC 2017			
Contractor Address: 2305 Donley Drive, Suite 108 Austin, TX 78758			
Phone: 512-220-2636 Fax: 512-220-2700			
Subcontract Date:	Via: Mail & E-Mail	Contractor Contract #:	
Subcontract For:	Vendor #:	Contractor Project #:	
	Phone:	Owner Contract #:	
	Fax:	Owner Task Order #:	
		Wage Determination:	
Contact:	Desc: JCD Jester East Office		
Project Location: Texas	Type of Work:	Funding Source:	
Start Date:	Completion Date:	Subcontract Time:	Days
<p>This Subcontract Agreement ("Subcontract") is made and entered into by and between Centennial, Contractor's owner/parent, "Contractor," a Virginia corporation with its principal office at 11111 Sunset Hills Road, Reston VA, 20190 and the Subcontractor. Subcontractor shall perform all Work and shall furnish all supervision, labor, materials, plant, scaffolding, hoists, tools, equipment, supplies, and all items necessary for the construction and completion of the Work described in this Subcontract. The Work shall be performed in strict accordance with the Subcontract, the Contract Documents, and to the satisfaction of Contractor and the Owner.</p>			
SUBCONTRACT PRICE			
<p>The Subcontractor shall complete all of its Work, including punch list items, in sufficient time to allow inspections by the completion date above. ALL WAGES PAID IN THE PERFORMANCE OF THIS SUBCONTRACT AGREEMENT WILL MEET OR EXCEED THE MINIMUM AMOUNTS</p>			
CSI Description			
CSI Code			
Amount			
CSI Description			
CSI Code			
Amount			
Subcontract Price	\$	-	
Price in Words	No Dollars and No Cents		
PAYMENT PREREQUISITES			
Yes	Subcontractor shall provide payment and performance bonds with a penal sum equal to the Subcontract Price.		
Yes	Subcontractor to provide Release of Lien and Release Forms and lower tier Subcontractors at each payment request.		
Yes	Joint check(s) to be issued as agreed upon on (Date) between the Subcontractor and (Suppliers).		
Yes	All work is to be nearly completed before payment is made to the Subcontractor.		
SUBMITTALS			
Yes	Provide Submittals within 10 days of executed Subcontract Agreement.		
Yes	Provide O&M Manuals within 30 days of receiving approved submittals or provide letter stating reasoning for not submitting O&Ms to Contractor.		
Yes	Submit Weekly Certified Payroll reports on schedule via LCP Tracker System - contact the Centennial office for more information.		
Yes	Submit daily Reports each day via an electronic system (e.g., LCP Tracker System or Procore) - contact the Centennial office for more information.		
Yes	All closeout paperwork due at eighty percent (80%) of contract and before project can be billed at greater than eighty percent (80%) complete.		
Yes	If any lower tier subcontractors will be used, Subcontractor will contact Centennial as soon as possible so that job-specific paperwork can be prepared for signature.		
Yes	Certificate of insurance for Subcontractor and each Lower-Tier Subcontractor that meets the Owner's contract requirements.		
A. INDEMNIFICATION			
<p>IF, AS A RESULT, IN WHOLE OR IN PART, OF THE NEGLIGENCE (OR OTHER ACT FOR WHICH THERE IS LEGAL LIABILITY) OF SUBCONTRACTOR, ITS EMPLOYEES, AGENTS, OR SUBCONTRACTORS OR SUPPLIERS OF ANY TIER, ANY PERSON (INCLUDING EMPLOYEES OF SUBCONTRACTOR) SUFFERS INJURY OR DEATH OR ANY PROPERTY IS DAMAGED, LOST, OR DESTROYED, SUBCONTRACTOR ASSUMES THE LIABILITY THEREFOR AND, TO THE FULLEST EXTENT PERMITTED BY LAW, SHALL INDEMNIFY AND HOLD HARMLESS CONTRACTOR (AND ITS AGENTS, SERVANTS, EMPLOYEES, AND SUPPLIERS), AND OWNER, FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING, BUT NOT LIMITED TO, ATTORNEYS' FEES, ARISING OUT OF OR RELATED THERETO, REGARDLESS, TO THE EXTENT PERMITTED BY LAW, OF WHETHER SUCH INJURY, DEATH, DAMAGE, LOSS OR DESTRUCTION IS CAUSED IN PART BY THE NEGLIGENCE OF CONTRACTOR (OR ITS AGENTS, SERVANTS OR EMPLOYEES), OR OWNER, AND INCLUDING SUCH CLAIMS, DAMAGES, LOSSES, AND EXPENSES AS MAY BE DUE TO THE NEGLIGENCE OR OTHER ACT OR OMISSION OF A PARTY INDEMNIFIED</p>			

Centennial Operations Management Performance Analysis Software System (**COMPASS**) is a proprietary web-based platform used to effectively manage construction projects

Defined Process

- Management platform used to streamline processes and systems
- Provides enterprise-wide guidance
- Structured to reinforce our procedures, providing a consistent and understandable road map for project execution

Accounting

- All project costing functions are performed within COMPASS, giving Operations access to real-time project position and dashboards
- Able to project costs and revenue at any point in time

Extensive Database

- Provides real-time financial and operational information to field users and full visibility to each of the ~1,500 projects active at any given point in time
- Currently logs \$2 billion of JOC pricing information

Cross-functional Tool

- Manages all field operations, accounting, risk management and cash management functions in the Company
- Streamlines processes and data, providing users with the information they need to operate as efficiently and cost-effectively as possible

Growth Markets

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