

TEXAS FACILITIES COMMISSION (TFC) PRESENTS

# Meet The Prime

## *Webinar Series*

Our Legacy: Build. Support. Maintain.



**Featured Prime Contractor: Flintco Construction**

July 28, 2020 at 1pm



# Texas Facilities Commission (TFC)

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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**

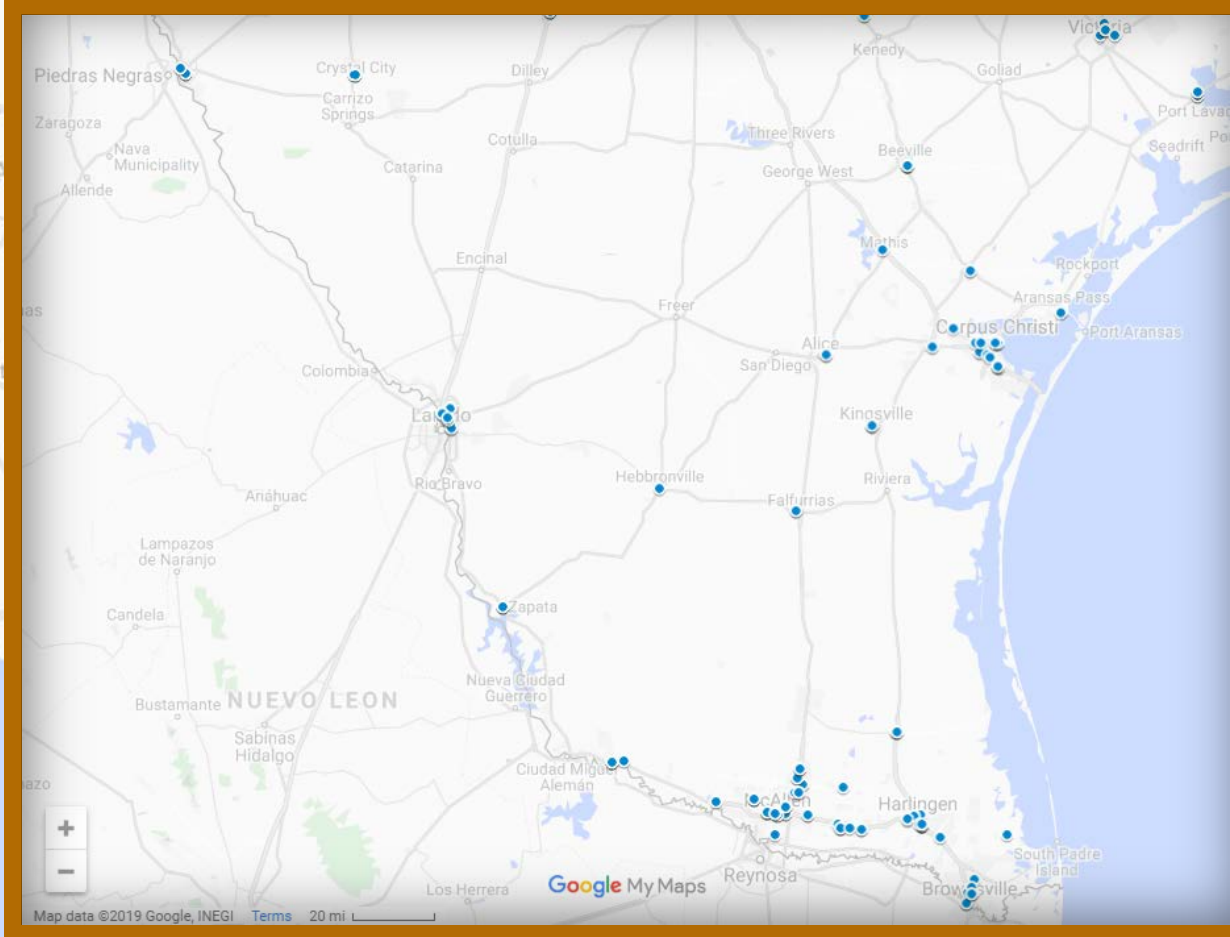
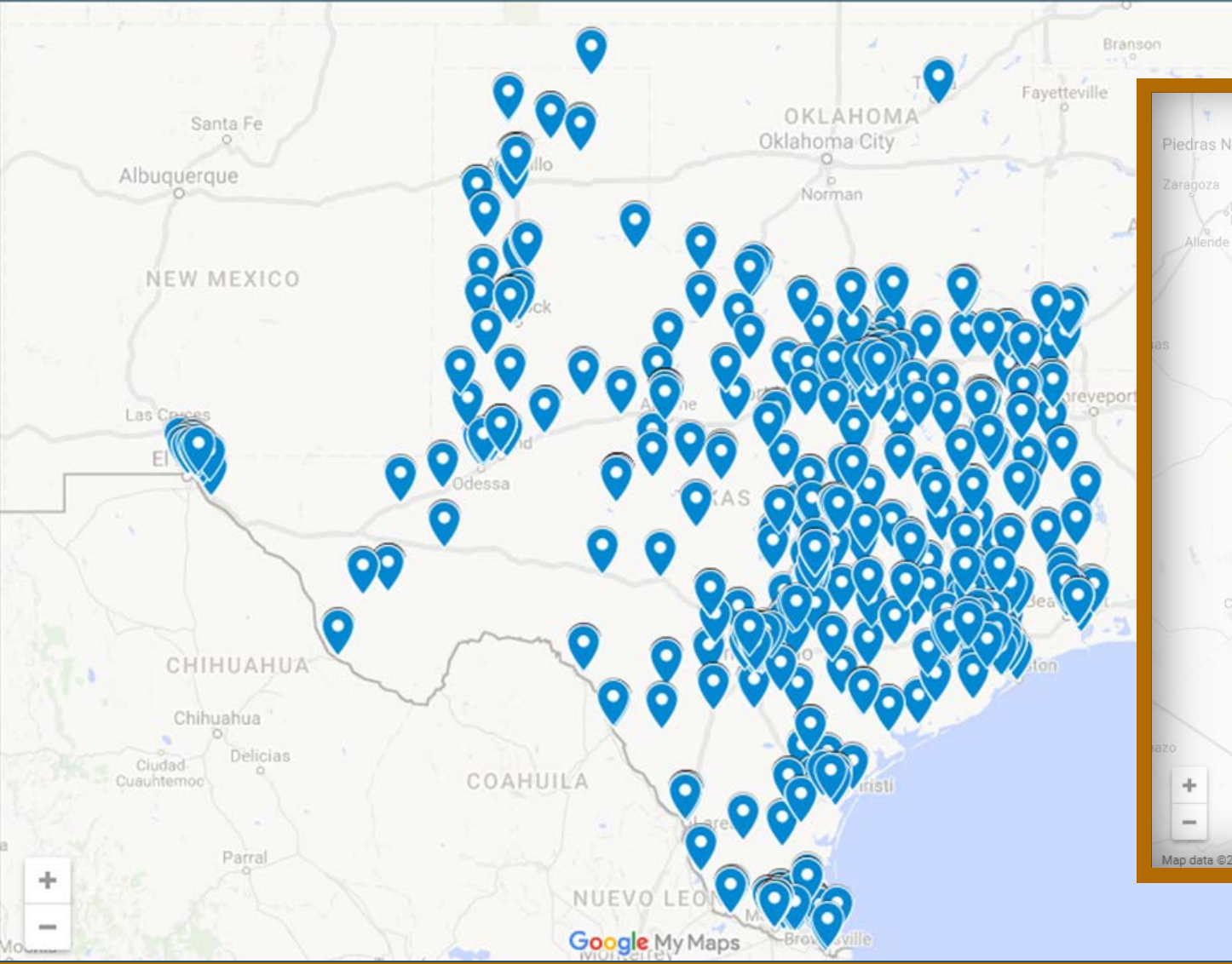


**199 Million building operations**





# 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 (84<sup>th</sup> Legislature)
- \$270 Million for Maintenance (84<sup>th</sup> Legislature)

## **Capitol Complex & North Austin Complex** – Phase 2

- \$600 Million for New Construction (86<sup>th</sup> Legislature)
- \$120 Million for Maintenance (86<sup>th</sup> 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



# HUB Initiative Plan



**Preparation**



**Connections**



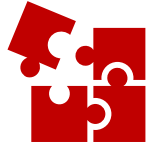
**Education**

- 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](mailto: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](mailto:HUB@tfc.state.tx.us)

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HUB Specialist  
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Follow TFC On:



@TFCtx



# Getting to Know Flintco

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# Agenda

- Introductions
- Flintco Overview
- Projects Overview
- Flintco's Preconstruction Process
- Contracting & Construction with Flintco
- Safety Protocols
- Questions & Answers



# Presenters

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**Shannon Brunner**  
Estimator/HUB Coord



**Eric Churchill**  
Director of Business Development

# Introductions

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**Mike Hutter**  
VP Preconstruction



**Mark Pearce**  
Preconstruction Mgr.



**Sarah Nario**  
Sr. Estimator



**Shannon Brunner**  
Estimator/HUB Coord



**John McCary**  
Estimator



**Charles Lorenz**  
Estimator



**Tommy Meserole**  
Preconstruction Mgr.





# Services

- Preconstruction
- General Contracting
- Construction Management at Risk
- Design-Build
- Self Perform



# Lean 2.0



lean2.0<sup>®</sup>  
Better Construction

01

Co-location

02

Conditions of Satisfaction

03

In-house Facilitation and Coaching

04

In-house Training

05

Last Planner<sup>®</sup> System

**LEAN**  
BY THE NUMBERS

62

Total Number of Lean Projects Underway

\$2.4B

Total Value of Current Lean Projects Underway

100%

Percent of Projects Using 5 Standard Practices that Met Expectations

# Safety

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- Safety Culture – Flintco 4 LIFE
- One of the Lowest EMR in the Industry
- Trade Partner Weekly Safety Updates
- Stretch & Flex Program
- Cut-Level 2 Gloves
- Kask Helmet Program





# Our Work

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**Education Higher-Ed**



**Healthcare**



**Education K-12**



**Industrial**



**Multi-Unit Housing**



**Office**



**Sports**



**Leisure**

# Upcoming Projects

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## TFC LBJ Multi Floor Restoration

- \$7.4 Million
- 3 floor renovation, one floor at a time
- Various MEP and fire protection are expected to be updated to comply with current codes
- Build out for each floor will be an open floor plan to accommodate workstations, offices, conference rooms restrooms and breakrooms
- Design Development Budget 9/4/20
- Construction schedule start date is 12/20 with a 18 month duration





# Upcoming Projects

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## City of Austin Fire Station & EMS

- AFD Station 1 / EMS Station 6 – extensive renovation of walls & ceilings, finishes & MEP - \$5,000,000
- AFT Station 3 – bay replacement including demolition of bay structure and new construction of replacement bay adjacent to existing station - \$3,000,000
- AFD Station 22 / EMS Station 12 – full station replacement, includes complete demolition of existing station, site work, and new construction - \$8,000,000
- Schematic Budget 8/14/20
- Construction schedule is anticipated:
  - Station 3: December 2020 – August 2021
  - Station 22: October 2021 – July 2022
  - Station 1: October 2021 – June 2022



# Upcoming Projects

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## TFC 1801 Congress Avenue Office TI Spaces

- Levels 7 – 10 and levels 11 – 14
- Approximately 350,000 SF
- Design Development budget 8/2020





# Upcoming Projects

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## Waterloo Central

- 39,133 GSF mixed use building
- 4 stories with a mezzanine & basement
- Key design feature of the building will be the interplay between architecturally exposed concrete walls & slabs with a full height curtainwalls
- AEGB 2-star rating per the City of Austin requirements
- Bidding 9/20
- Construction schedule is anticipated to start 4<sup>th</sup> quarter of 2020





# Pre-Construction Process

- Advertise to bid
- Pre-bid Meetings
- Scoring Criteria
  - Price
  - Relevant Project Experience
  - Safety
- Bid Manual

## BID PROPOSAL FORM - A

Bidder's Company Name	Telephone Number
Date of Proposal	Fax Number
Contact Person	Email Address

**1. CONSTRUCTION MANAGER'S AMENDMENTS AND ADDENDA**

Construction Manager's Amendments and Addenda to the Bidding Documents are included in the Base Bid Proposal, and receipt thereof is acknowledged as follows:

CM Amendment No.: _____	Date: _____
CM Amendment No.: _____	Date: _____
Addendum No.: _____	Date: _____
Addendum No.: _____	Date: _____
Addendum No.: _____	Date: _____

**2. BASE BID PROPOSAL**

We, the undersigned, have prepared and submit this proposal as directed by the "Construction Manager's Handbook" for the following work package(s). In addition, we have reviewed the contract documents and have incorporated said documents into our proposal.

Work Package No.	Work Package Description	Written Bid Amount	Numerical Bid Amount
			\$
			\$
			\$

**3. PRECONSTRUCTION/DESIGN ASSIST PHASE FEE**

Procurement Scope No.	Scope Description	Written Bid Amount	Numerical Bid Amount
			\$
			\$
			\$

**4. MULTIPLE WORK PACKAGE DISCOUNT**

Should all the above work packages be accepted by the Owner and awarded to the same subcontractor, the discount listed can be deducted from the sum of the total of all the above work packages.

\$ \_\_\_\_\_

# Flintco's Pre-Construction Process

GEORGE H. W. BUSH OFFICE BUILDING  
AUSTIN, TEXAS

FLINTCO PROJECT NO. 17114  
11/19/2018

Proposers Company Name \_\_\_\_\_

**PROPOSAL PACKAGE - 08 44 00 - EXTERIOR CURTAIN WALL GLAZING ASSEMBLIES**

Subcontractor shall provide all elements required for a complete **Exterior Curtain Wall** scope of work in accordance with the Contract Documents, bidding requirements, codes, and Authorities Having Jurisdiction (AHJ). This shall include all elements as expressed or implied for complete & functional systems including, but not limited to: labor, material, equipment, manpower, supervision, layout, testing, scaffolding, traffic control, hoisting, protection, transportation, licenses, fees, accessories, etc. All work to be completed in a manner acceptable to Owner, Architect, and Construction Manager.

The Scope of Work shall specifically include, but not be limited to:

- \_\_\_\_1. Specifications dated November 16, 2018.
- \_\_\_\_2. Provide for work as detailed in Section 00 22 00 Project Special Conditions of the Construction Manager's Handbook.
- \_\_\_\_3. Subcontractor shall provide & install a complete **Exterior Curtain Wall Package** in accordance with the Contract Documents, codes, and AHJ. System shall include all elements required for fully functional watertight system whether expressed or implied including, but not limited to; engineering, embeds, materials, installation, mullions, glass, coatings, sealants, films, ceramic frit patterns, shims, brake metal, flashings, warranties, etc. Concrete structure and embeds will be placed by others. All other elements required for complete exterior glazing system will be the responsibility of this Subcontractor. In addition, this shall specifically include:
  - 3.1 Exterior glazing systems have been assigned as a delegated design element. This scope of work specifically includes design and engineering of all systems provided in this scope of work with signed and sealed drawings and calculations provided by a registered structural engineer licensed to practice in the State of Texas.
  - 3.2 Provide shop drawings, **embeds (FOB Jobsite)** and embed schedule with detailed layout information to concrete formwork Subcontractor for installation. In addition, this shall specifically include:
    - 3.2.1 Furnish, deliver, and inventory all embeds as described above for installation by others.
    - 3.2.2 Subcontractor shall verify embed layout prior to concrete placements. If the layout of embeds are installed in incorrect locations, and in accordance with the Exterior Curtain Wall subcontractor's placement drawings, the costs associated with correction of the condition will be the responsibility of this Subcontractor.
    - 3.2.3 Subcontractor shall furnish and install all additional support / kicker steel as required for the proper bracing and complete installation of the curtain wall systems unless noted as structural steel.
  - 3.3 Subcontractors shall include all vision & spandrel glass, metal panels & louvers and projecting granite fins including all engineered attachments. Reference HKS, Inc.'s Specification Sections 01 05 10 "Exterior Design Selections" and Section 01 05 20 "Interior Design Selections" for materials and finishes.
  - 3.4 All interior and exterior metals shall be pre-finished with a factory finish.
  - 3.5 Coordination of glazing elements to align with other building elements (i.e. panel joints, plaster reveals, etc.)
  - 3.6 Additional mobilization to install sections left open for cranes and material/personnel hoists.
  - 3.7 Subcontractor shall furnish and install all thru-wall flashing at glazing systems.
  - 3.8 Provide board insulation at curtain wall, snugly between curtain wall framing members with foil face toward interior.
  - 3.9 Sill extension at perimeter of floors to match curtain wall system.
  - 3.10 Blocking as necessary under exterior curtain wall system

GEORGE H. W. BUSH OFFICE BUILDING  
AUSTIN, TEXAS

FLINTCO PROJECT NO. 17114  
11/19/2018

30.2 Inspection and verification of un-restricted roof drainage at end of each work day.

- \_\_\_\_31. Subcontractor shall return roadways to full use at end of daily approved work hours
- \_\_\_\_32. Subcontractor shall specifically **EXCLUDE** all interior glass/glazing and unframed mirrors from this Scope of Work.

**GENERAL**

- \_\_\_\_33. Subcontractor's costs associated with labor and material escalation shall be included through the duration of the Project.
- \_\_\_\_34. Subcontractor will attend all **BIM & Coordination meetings**. Coordination drawings shall depict the routing of all above ceiling items and shall identify elevations of these items as necessary to fit above the specified ceiling systems. No above ceiling installations shall proceed until the coordination drawing for that area has been completed. These drawings will bear the original signature of all subcontractor (trade) superintendents, indicating that they agree with the routing of above-ceiling items shown.
- \_\_\_\_35. Subcontractor shall include **Identification & Labeling** of all systems as required by the Contract Documents and authorities having jurisdiction. This shall include, but not be limited to; labels, stencils, tags, color coding, etc.
- \_\_\_\_36. Subcontractor shall furnish, install, maintain, and remove **Temporary Protection** of scope of work items from all elements. Subcontractor shall protect all completed and work in progress from damage as required.

**ALTERNATES**

- |    |   |          |
|----|---|----------|
| 1. | Alternate Add/Deduct No. 01 - Change Outboard Lite Thickness to 5/16" .....       | \$ _____ |
| 2. | Alternate Add/Deduct No. 02 - Upgrade Level 01 Curtainwall Panels to STC 40....   | \$ _____ |
| 3. | Alternate Add/Deduct No. 03 - Add Curtainwall at East Face of Center Core .....   | \$ _____ |
| 4. | Alternate Add/Deduct No. 04 - Change Lite Surface of Glass Frit Application ..... | \$ _____ |
| 5. | Alternate Add/Deduct No. 05 - Change Penthouse Curtainwall to Framing.....        | \$ _____ |
| 6. | Alternate Add/Deduct No. 06 - Use Alternate Metal for Granite Fin Attachment ..   | \$ _____ |
| 7. | Alternate Add/Deduct No. 07 - Propose Alternate Granite Fin Attachment System     | \$ _____ |
| 8. | Alternate Add/Deduct No. 08 - Reduce Width of Granite Fins .....                  | \$ _____ |

\_\_\_\_\_  
Contact Person

\_\_\_\_\_  
Signature





# Flintco's Pre- Construction Proces

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- Post bid Scope Review
- Recommendation to Owner
- SDI Prequalification
- Subcontract Execution



# Contracting & Construction with Flintco

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- Project kickoff meeting
- Safety Submittals
- Preconstruction meeting
- Site specific orientation meeting
- Subcontract specific Submittal & Scheduling coordination
- Quality assurance program
- Weekly scheduling meeting
- Daily huddles

