

TEXAS FACILITIES COMMISSION (TFC) PRESENTS

# Meet The Prime

## *Webinar Series*

Our Legacy: Build. Support. Maintain.

Featured Prime Contractor: White Construction



July 7, 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**



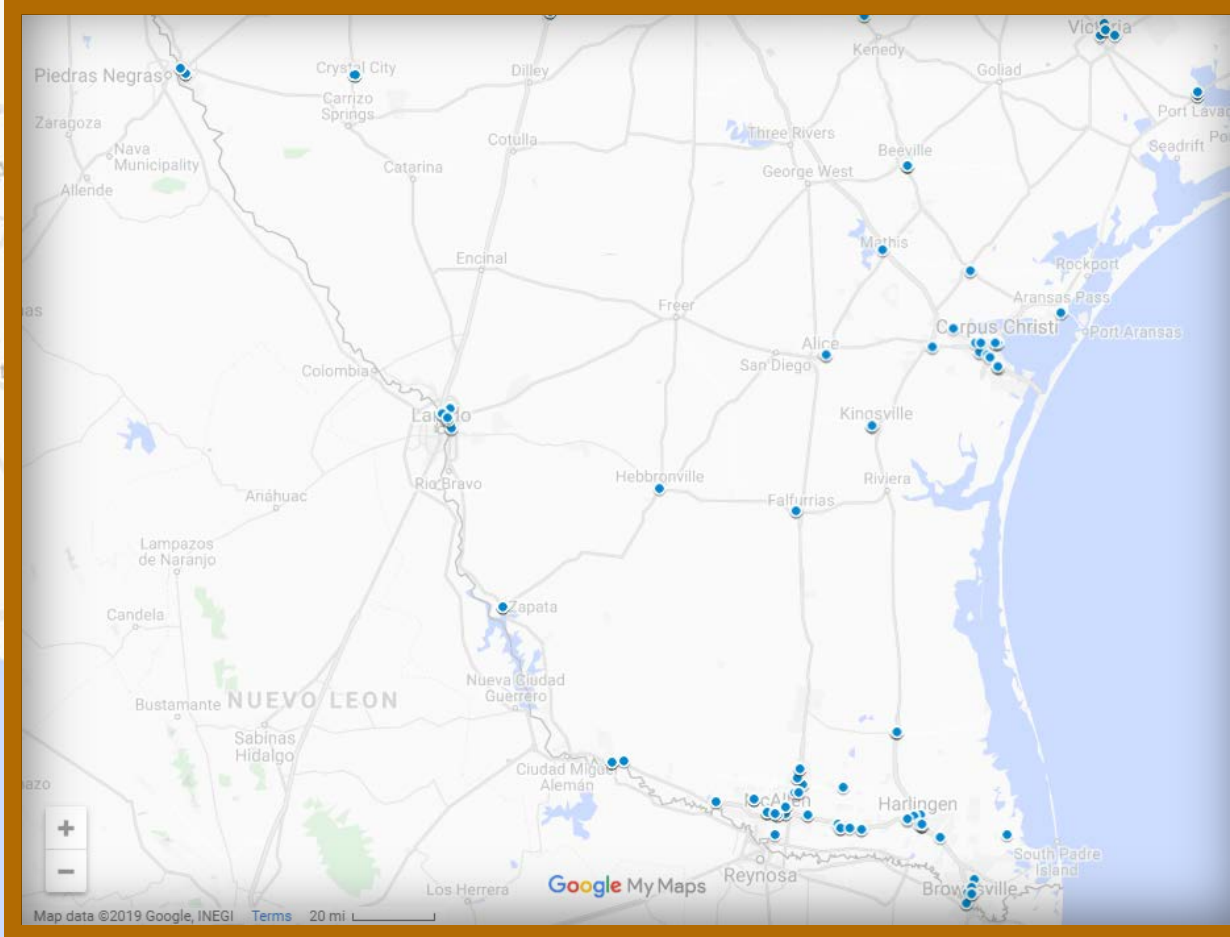
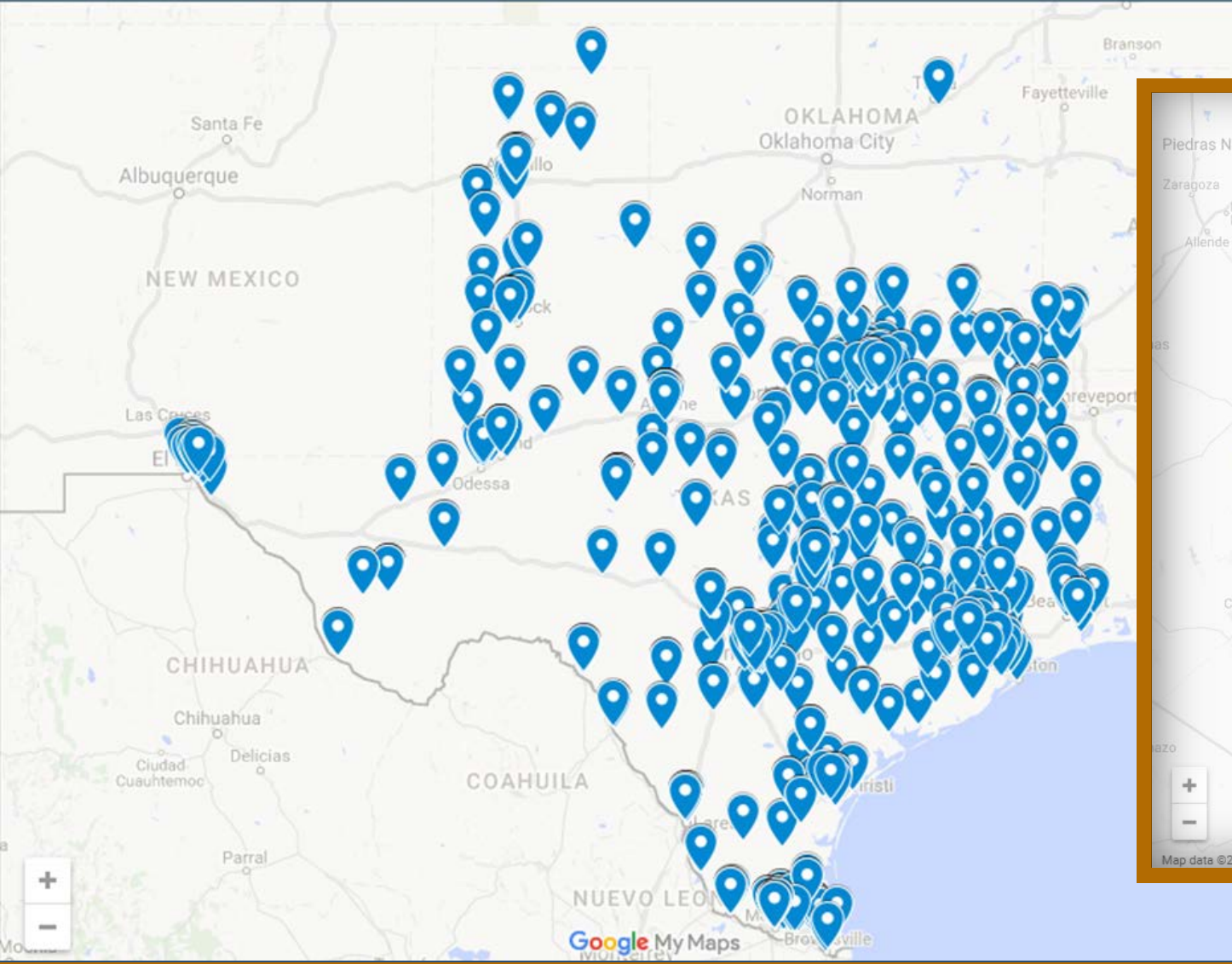
**144,900 State Employees**



**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 (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**

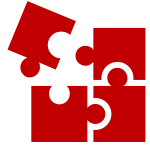


**Education**

- 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)

**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





# White Construction Capitol Complex Projects

**TFC Capitol Complex – Phase 1**

**Package 5 – 1601 Congress Avenue**

**Package 6 – Texas Mall and Parking Garage  
Blanton Museum**

**Bid Package 5 – Finishes**

**Bid Package 6 – Audio-Visual  
Blanton Bid Package**

**July 7, 2020**

# PACKAGE 5 PROJECT TEAM



## **Texas Facilities Commission (Owner)**

James Overton (Project Manager)

Cheryl Taylor (Senior Project Manager)

Yolanda Strey (HUB Director)

Shonte' Gordon (HUB Coordinator)

## **Kirksey Architecture (Architect of Record)**

Randy Thomas (Executive Vice President)

Megan Spencer (Project Architect)

Michael Melenciuc (Project Architect)

Bill Sayre (Construction Administration)

## **Balfour Beatty Construction (CMA)**

Lisa Aguirre (Senior Project Manager)

## **White Construction Company (CMr)**

Bob Higgins (Senior Vice President)

Ken Harrison (Senior VP / Estimating)

Dan Wettig (Project Executive)

Rick Andrews (Senior Estimator)

James Lewis (Senior Superintendent)

Jeff Herndon (Project Manager)

Jeffrey Baty (Senior Assistant Superintendent)

Collin Higgs (Assistant Project Manager)

Miriam Renfer (HUB Coordinator/ Contract Admin)

# PACKAGE 6 PROJECT TEAM



## **Texas Facilities Commission (Owner)**

Prince Chavis(Project Manager)

Yolanda Strey (HUB Director)

Shonte' Gordon (HUB Coordinator)

## **Kirksey Architecture (Architect of Record)**

Kathleen Jircik (Vice President)

Bill Sayre (Construction Administration)

## **Balfour Beatty Construction (CMA)**

Jennifer Shell(Senior Project Manager)

## **White Construction Company (CMr)**

Bob Higgins (Senior Vice President)

Ken Harrison (Senior VP / Estimating)

Neal Moon (Project Executive)

Rick Andrews (Senior Estimator)

Ray Cilek (Senior Superintendent)

Scotty Canaan (Project Manager)

Eric Galvin (Superintendent)

Adam Allert (Superintendent)

Carter Tatsch (Project Engineer)

Miriam Renfer (HUB Coordinator/ Contract Admin)

# BLANTON MUSEUM PROJECT TEAM



## **The University of Texas at Austin (Owner)**

Simone Wicha (Art Director)

Sergey Belov (CMCS Project Manager)

Tiffany Gibson (HUB Director)

Tiffani Nguyen (HUB Coordinator)

## **Snøhetta (Design Architect)**

John Newman (Lead Design Architect)

Matt McMahon (Landscape Architect)

## **Architexas (Lead Architect)**

Larry Irsik (Lead Architect)

## **White Construction Company (CMr)**

David Frame (Vice President)

Ken Harrison (Senior VP / Estimating)

Mark Hutton (Estimating Team Leader)

Candy King (Estimator)

Brad Barber (Senior Project Manager)

Danny Howard (Senior Superintendent)

Christine Jones (HUB Coordinator / Contact Admin)

- Family-Owned General Contractor
- Founded in 1971
- Offices in Austin and Houston Texas, Panama City Beach, Florida and Ridgeland, Mississippi
- 120+ Employees
- Returning Clients Make up Over 80% of Business



Neel White  
Chairman

Austin, Texas

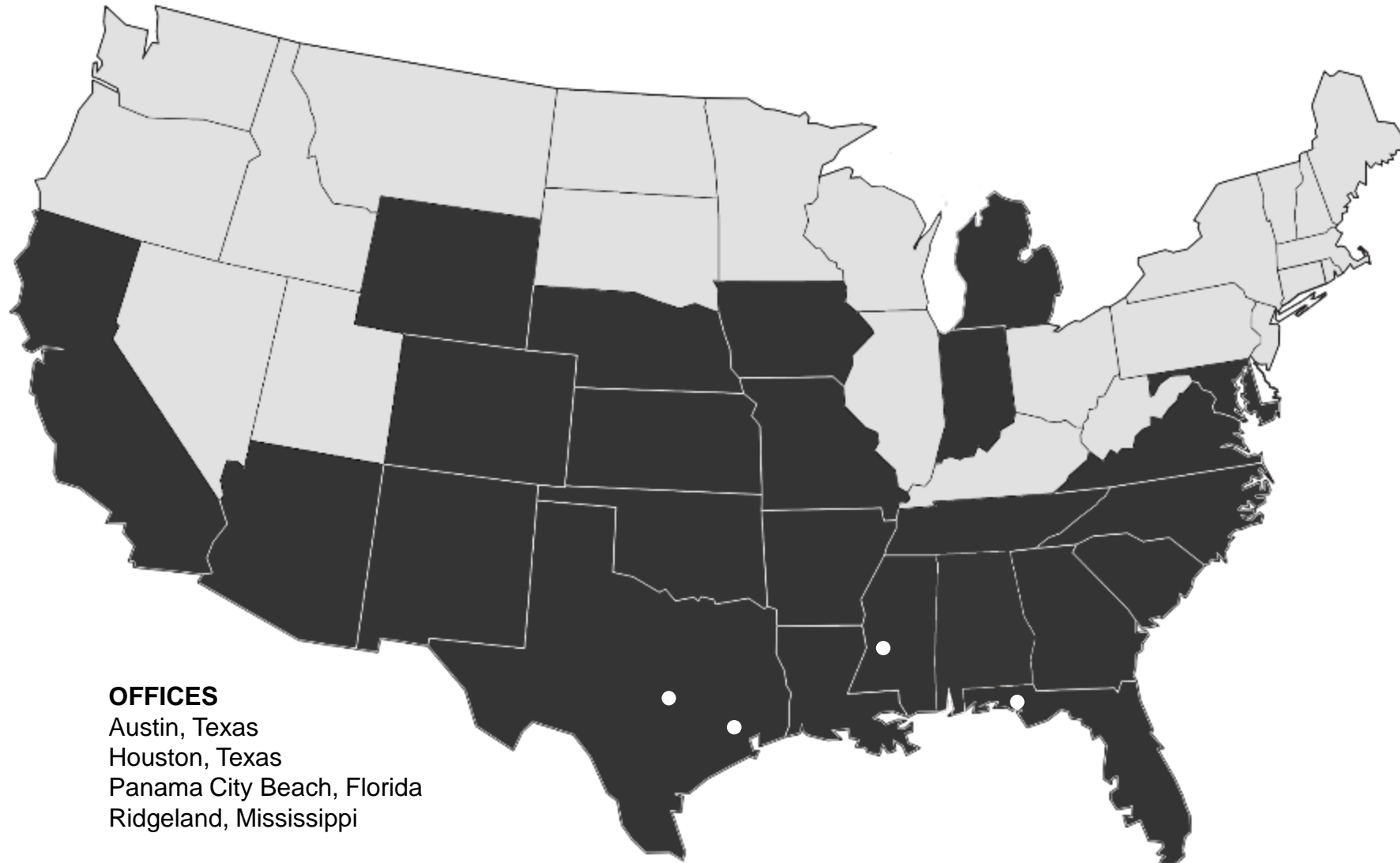


Steve Burch  
President/COO

Austin, Texas



# WCC OVERVIEW



## OFFICES

- Austin, Texas
- Houston, Texas
- Panama City Beach, Florida
- Ridgeland, Mississippi

■ States WCC Can Conduct Business



Neel White  
Chairman

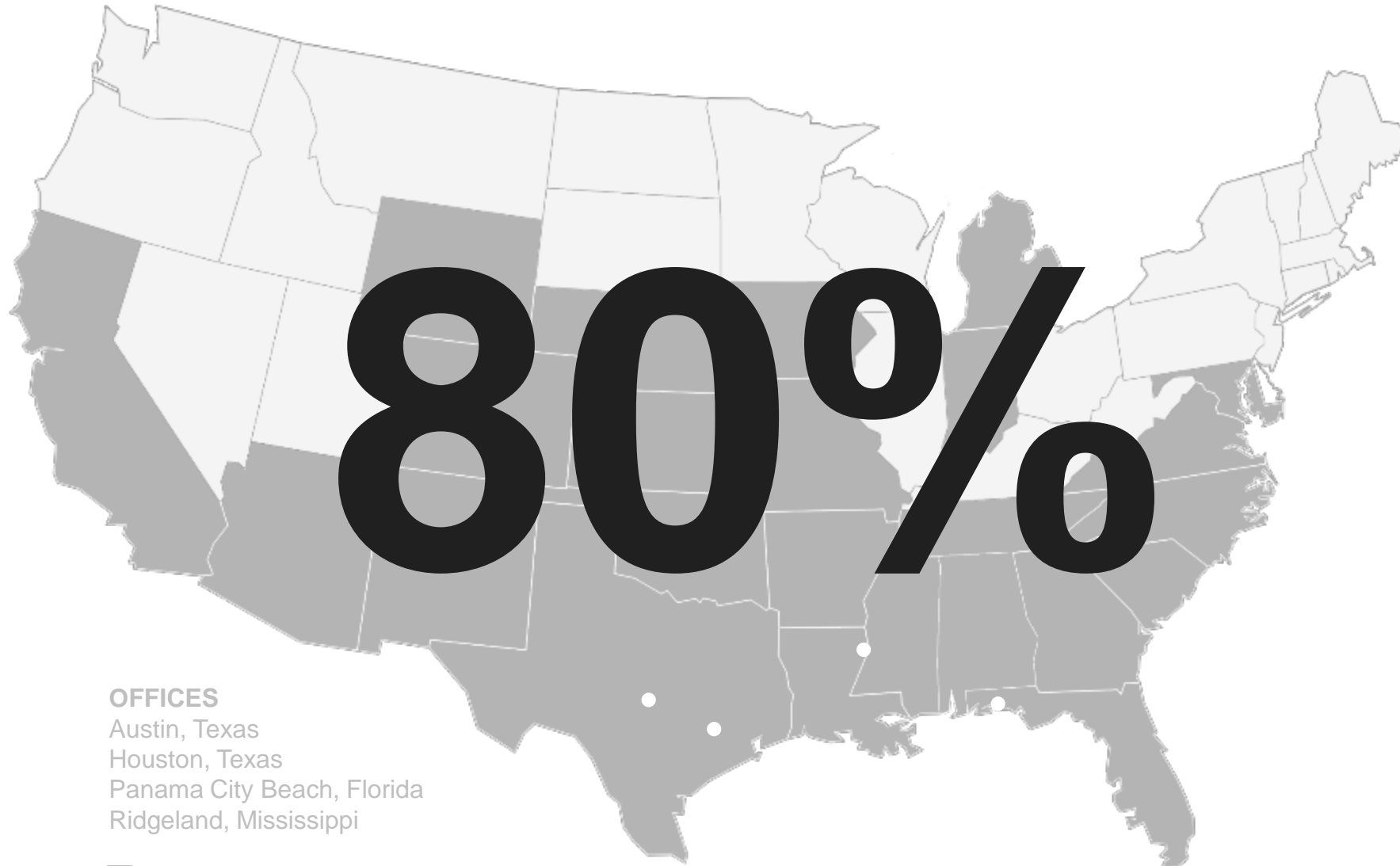
*Austin, Texas*



Steve Burch  
President/COO

*Austin, Texas*

# WCC OVERVIEW



## OFFICES

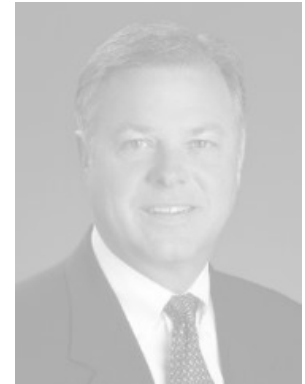
Austin, Texas  
Houston, Texas  
Panama City Beach, Florida  
Ridgeland, Mississippi

■ States WCC Can Conduct Business



Neel White  
Chairman

*Austin, Texas*



Steve Burch  
President/COO

*Austin, Texas*

# MARKETS WE SERVE



CORPORATE OFFICE



CORRECTIONS



EDUCATION




HEALTHCARE




HIGH-END RESIDENTIAL



HISTORIC RESTORATION



INTERIORS



MULTI-FAMILY / SENIOR LIVING



PUBLIC



RELIGIOUS



RETAIL



SPECIAL PURPOSE

# PRECONSTRUCTION TEAM

- Seasoned Estimating Staff with Areas of Expertise
- **Available Pre-Construction Capacity**
- Austin based team
- Constructability Review
- Initial Budget Process
- Open Book Development of the GMP
- The benefit of **LOCAL** Subcontractor Relationships



All Elements



Notification/Prequalification



All Elements



Envelope, Structure and MEP



Sitework and Structure



Interiors



Envelope and Structure



All Elements



Envelope and Interiors



Envelope and Structure

# WCC'S PRECONSTRUCTION PROCESS

- Advertise – Market Project
  - Smart Bid
  - Personal Calls
- Issue Developed Scope of Work with Bid Documents
- **Subcontractor Qualification/Prequalification Process**
- Post-Bid Scope Confirmation
- Recommendation to Owner for award
- Subcontract Execution
- [www.whiteconst.com/contact/subcontractors/](http://www.whiteconst.com/contact/subcontractors/)
- Send email to [estimating@whiteconst.com](mailto:estimating@whiteconst.com)



	Name of Project:			
	Location of Project:			
	Bid Date:			
	Earthwork	Verify Included within Proposal (Y= Yes)		
	Description			
	Base Bid Proposal for Work Noted Herein			
	Proposal is per plans and specifications			
A	TO COMPLETE ALL WORK REQUIRED TO COMPLETE THE FOLLOWING SPECIFICATION DIVISIONS AND SECTIONS and CONSTRUCTION DOCUMENTS by Humphreys & Partners Architects, Big Red Dog Engineering, and LeapStructures.			
1	Geotechnical Engineering Report for Tyndall at Robertson Hill dated March 27th, 2015			
2	Project Manual Introductory, Procurement Documents and Division 01 Sections			
B	THIS PROPOSAL INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING ELEMENTS OF WORK:			
1	Subcontractor has reviewed the complete set of documents and has included all other materials, labor, and equipment necessary to complete the work in addition to the items noted on this scope card. <i>Please note that any reference to details and page numbers should be considered as "typical" and are not intended to limit the scope of referenced items.</i>			
2	Clear and grub site including tree removal, general debris and haul off.			
3	Sequence building excavation with Earth Retention System Subcontractor (initial 4' cut, then 6' increments until reach final subgrade elevation).			
4	Subcontractor has included excavation down to bottom of soil retention system, approximately 36" below finish floor, around the perimeter piers (approximately 10' in width).			
5	Prep subgrade and provide approved select fill under the slab on grade in accordance with the contract documents			
6	Provide over excavation of water quality and detention pond area 5'-0", to the elevation shown on documents			
7	Include haul off all excavated material			
8	Remaining / Perimeter site to be cut to 6" below final grade			
9	After entries are cut, 3x5 rock will be replaced and maintained by subcontractor while onsite.			
10	Provide unit price per yard for haul-off of spoils generated by others.			
11	Repair/Replaoe any erosion control, construction entrance, fences or gates damaged while performing this Scope of Work.			
C	THIS PROPOSAL INCLUDES THE FOLLOWING ELEMENTS OF WORK THAT ARE NOT SHOWN ON THE PLANS OR SPECIFICATIONS:			
1	Proposal includes all hoisting, equipment, scaffolding and lifts necessary to complete this work.			
2	Sweep streets as directed by WCC Project Superintendent to remove dirt and debris produced by subcontractors			
D	OTHER ISSUES. THIS PROPOSAL ACKNOWLEDGES AND INCLUDES THE FOLLOWING:			
1	Will Accept Unaltered White Construction Contract. This document has been provided with the bid documents.			
2	Will Provide White Construction Required Insurance			
3	Subcontractor has submitted an online completed Subcontractor Qualification Statement on SmartBid.com by bid date? <b>THIS IS A MANDATORY REQUIREMENT</b>			
17	Is this proposal submitted by a Texas Certified HUB? If yes, please provide the Texas VID.			
E.	TRADE PROPOSAL			
	Description	Trade Bid	P&P Bond	Subtotal
1	Base Bid	\$0.00	\$0.00	\$0.00
2	Option	\$0.00	\$0.00	\$0.00
3	The "Total Project Proposal" includes the following sum that will be contracted with second tier HUB subcontractors and suppliers.			
		\$0.00		
	If a dollar amount is provided in F.3 above, please provide additional information of the subcontractor and supplier			
	Signature:			
	Print Name:			
	Title:			
	Date:			

## ***Texas Facilities Commission – 1601 Congress Avenue, Austin, TX***

- 12-Story Office Building, roughly 420,000gsf
- Audio-Visual – Bid Period July/August 2021
- Tenant Improvements - Bid Period February 2021
- Scope of work – Millwork, Doors, Drywall, Acoustical Ceilings, Painting, Flooring, Fire Protection, HVAC and Electrical



## ***Texas Facilities Commission – Texas Mall and Parking Garage, Austin, TX***

- Below grade parking between MLK and 16<sup>th</sup> street in the current R.O.W. of Congress Avenue.
- Bid Period October 2020
- Scope of work – Concrete, Masonry, Steel, Millwork, Doors, Glazing, Drywall, Acoustical Ceilings, Painting, Flooring, Fire Protection, MEP, Telecomm

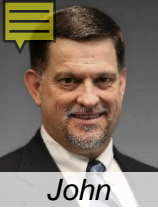


## ***The Blanton Museum of Art Renovation, University of Texas at Austin, Austin, TX***

- Extensive remodeling to the Smith and Michener Building Entries and Lobbies along with the surrounding landscape and courtyard renovations
- Bid Period September 2020
- Scope of work – Concrete, Masonry, Millwork, Doors, Glazing, Drywall, Acoustical Ceilings, Painting, MEP, Landscaping, Hardscaping

## ***Bar W Market Place, Leander, TX***

- Retail Shopping Project – Six Future Tenant Buildings, Approx. 70,000 gsf on 50 acre site
- Bid Period September 2020
- Scope of work – Concrete, Masonry, Steel, Millwork, Doors, Glazing, Drywall, Acoustical Ceilings, Painting, Flooring, Fire Protection, MEP



# COVID-19 SAFETY



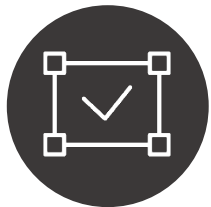
Adaptability



Executive Leadership



Model COVID-19 Guidelines



Federal, State, and Local Compliance



Review Consistently and Updated Frequently







John

# SAFETY PROGRAM



WHITE CONSTRUCTION COMPANY  
GENERAL CONTRACTING • MANAGEMENT • DESIGN/BUILD

- **Our People**
  - Corporate Safety Director
  - On-Site personnel –certified first aid and OSHA 30hr
- **Preconstruction Safety**
  - Project Start-up checklist
  - Site Specific Project Hazard Analysis
  - Project kick-off meeting & Subcontractor meetings
  - Pre-mobilization
- **Jobsite Safety**
  - New Employee Site Orientation
  - Weekly Safety Meetings & Safety Audit Reports
  - Project Safety Signage
  - Task Hazard Analysis
- **Corporate Safety**
  - Safety Committee
  - Accident Investigation
  - Quarterly “In View” Publication



# PACKAGE 5 – 1601 CONGRESS BUILDING



# PACKAGE 5 – 1601 CONGRESS BUILDING

## DESCRIPTION

- 12-Story Office Building
- \$104 million
- 12 floors high, roughly 420,000gsf
- Five levels of below-grade parking
- A new state employees' Child Care Facility
- A ground level café
- A shared wellness center
- A shared conferencing center for State Agencies

## BIDDING/SCOPE OF WORK

- Audio & Visual – August 2020
- “Tenant Interiors” - February 2021

## SCHEDULE

- Overall Construction Schedule: November 2019 through May 2022 (30 Months)



## **Bid Proposal Deadline**

**No later than 2:00PM CST on Bid Day (TBD)**

### **HUB Subcontracting Plan (HSP) Deadline**

**No later than 2:00PM CST on Bid Day (TBD)**

Deliver each of these to: [\*\*TFCBIDS@whiteconst.com\*\*](mailto:TFCBIDS@whiteconst.com)

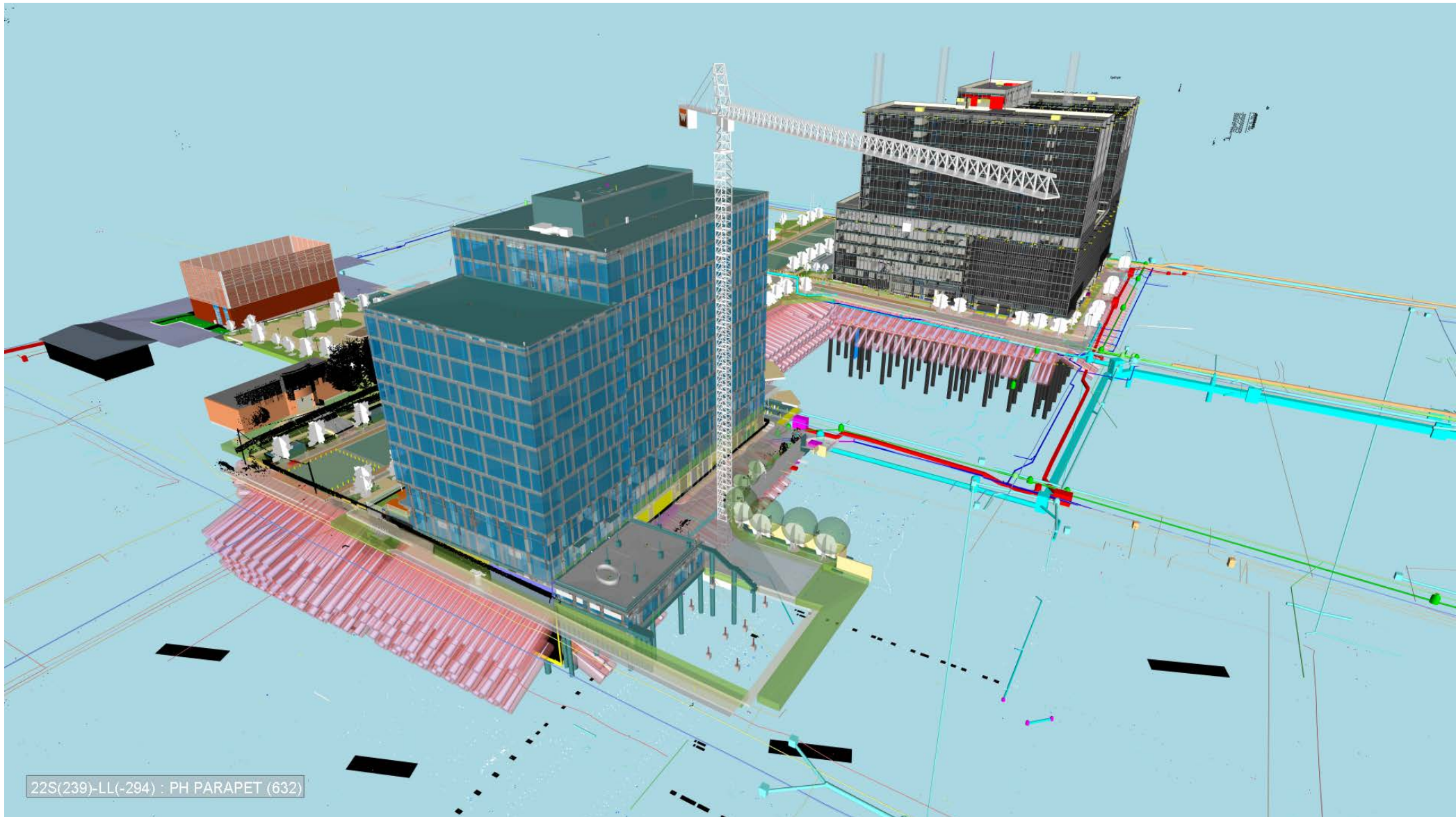
Late proposals will not be accepted.

HUB Inquiries to: [\*\*miriamr@whiteconst.com\*\*](mailto:miriamr@whiteconst.com)

# PROJECT SPECIFIC DETAILS

- Site Specific Safety Plan
- Silica Standard Compliance
- Buy America for Iron and Steel Products
- Prevailing Wage Rate
- Employment Verification
- Drug Screen Verifications
- Temporary Electrical
- Parking
- Temporary Flagmen
- Forklift
- Crane
- Platform for Stocking the Building
- Material Hoist





# PACKAGE 6 – PEDESTRIAN MALL & UG GARAGE

View from MLK



## ***DESCRIPTION***

- Below grade parking between MLK and 16<sup>th</sup> street in the current R.O.W. of Congress Avenue.
- Top level will serve as a Pedestrian Mall with outdoor spectator venues.
- Approximately 600,000 gsf of structured parking below grade.
- Approximately 2264 parking spaces.
- 126,000 gsf of landscaped Pedestrian Mall.

## ***BIDDING/SCOPE OF WORK***

- Site Concrete
- Metal Framing/Metal Ceilings
- Handrails
- Signage





# CURRENT PROJECT STATUS



# QUESTIONS

