

TEXAS FACILITIES COMMISSION (TFC) PRESENTS

Meet The Prime

Webinar Series

Our Legacy: Build. Support. Maintain.

Featured Prime Contractor: Teal Construction Company



September 8, 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



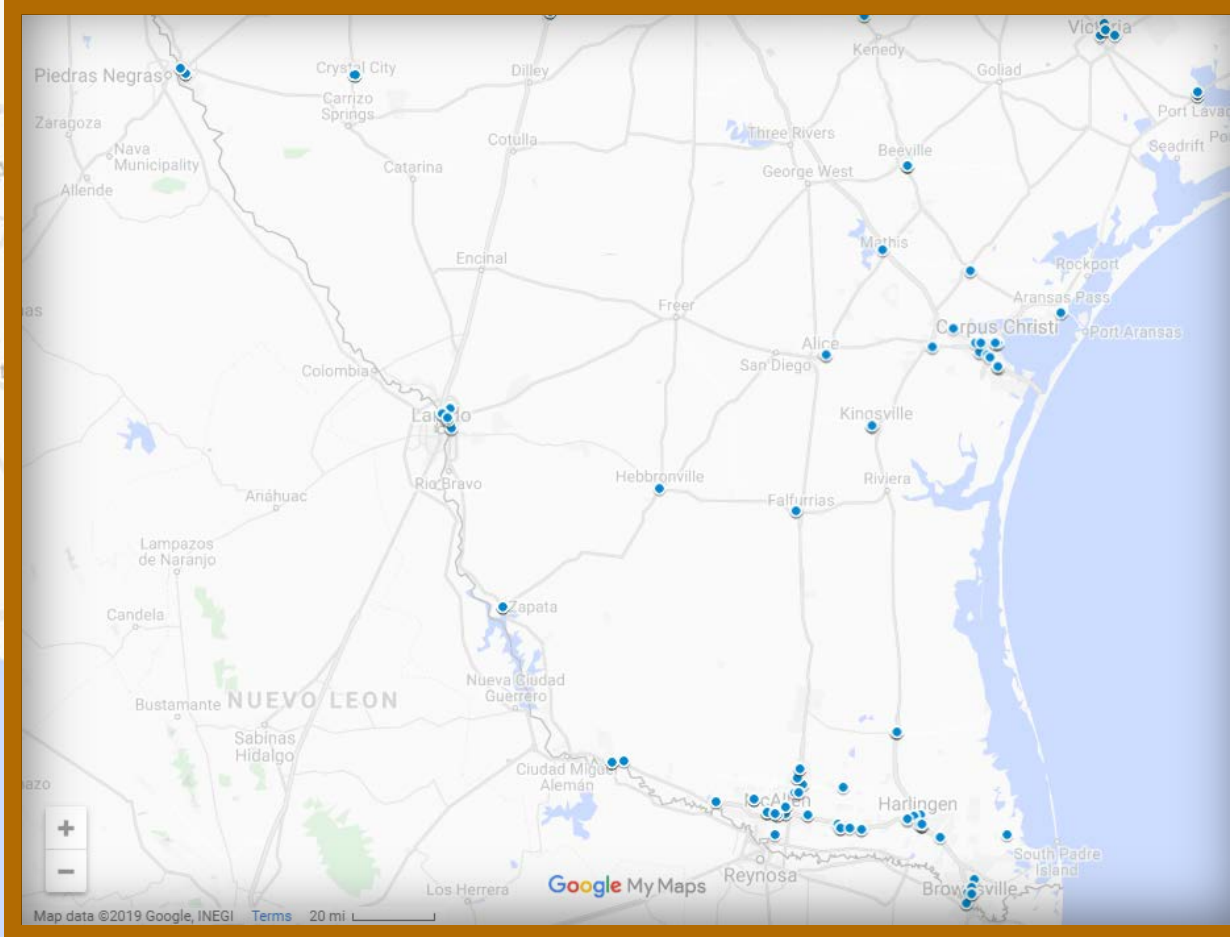
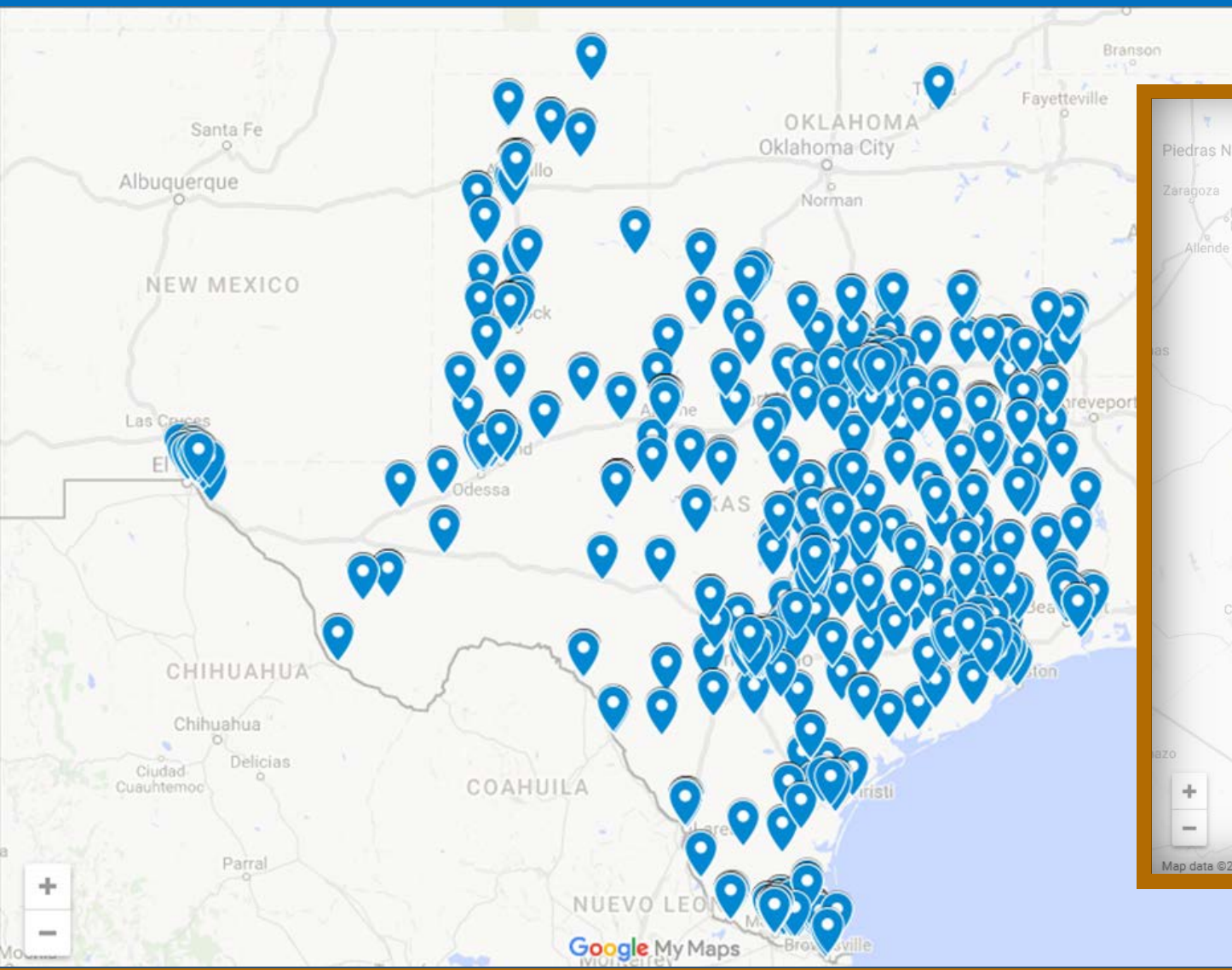
144,900 State Employees



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



HUB Initiative Plan



Preparation



Connections

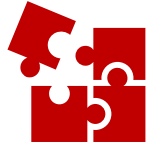


Education

- 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





TEXAS FACILITIES COMMISSION
MEET THE PRIME

TEAL CONSTRUCTION

HOUSTON CORPORATE

1335 Brittmoore Rd.

Houston, TX 77043

713.465.8306

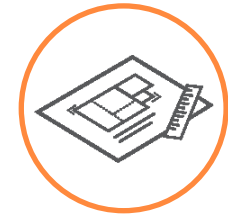
info@tealcon.com



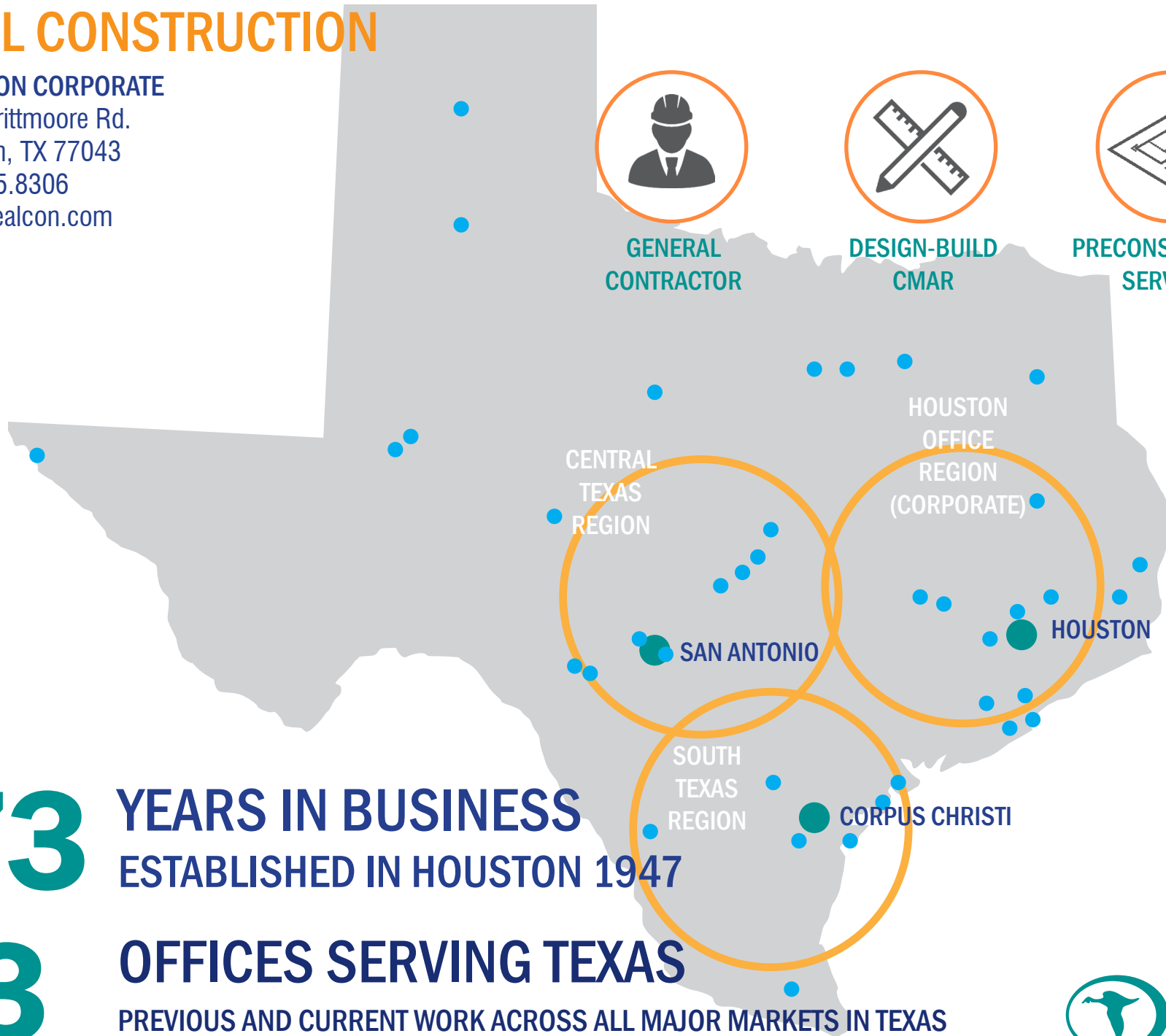
GENERAL
CONTRACTOR



DESIGN-BUILD
CMAR



PRECONSTRUCTION
SERVICES



73

YEARS IN BUSINESS

ESTABLISHED IN HOUSTON 1947

3

OFFICES SERVING TEXAS

PREVIOUS AND CURRENT WORK ACROSS ALL MAJOR MARKETS IN TEXAS



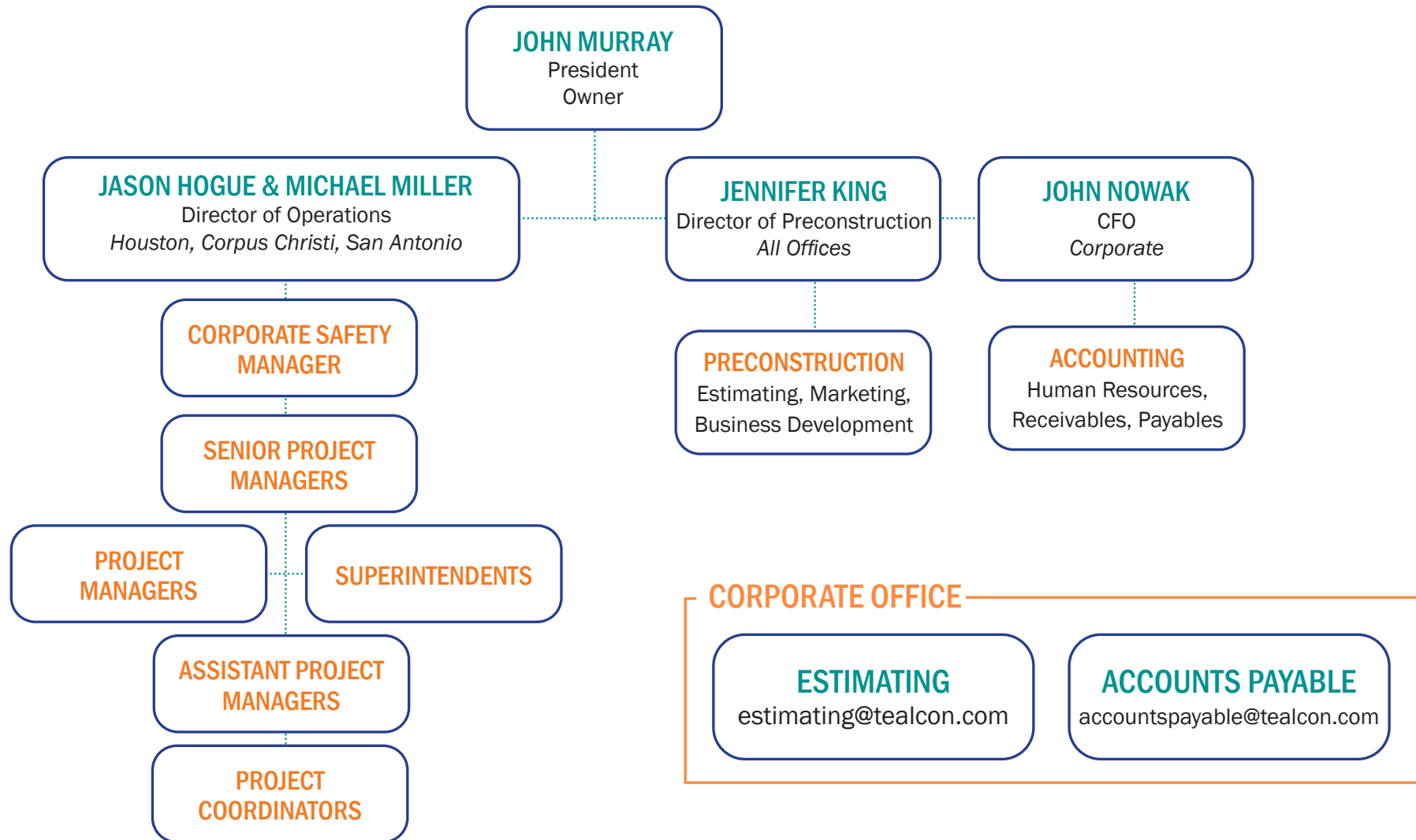
MARKETS

60% PUBLIC CONTRACTS

40% PRIVATE CONTRACTS



CORPORATE STRUCTURE



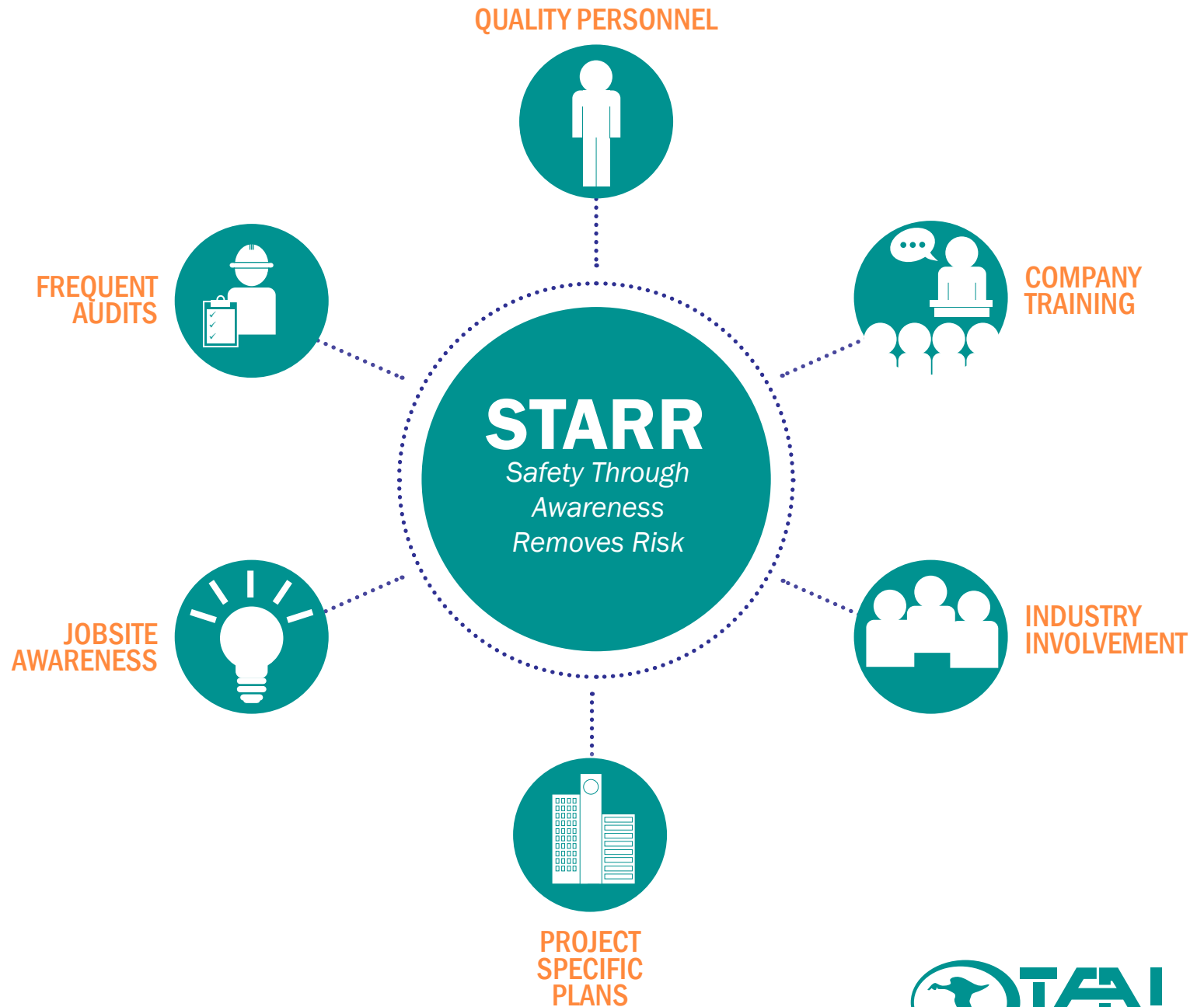
ABC STEP AWARD WINNER

PLATINUM

- 2009
- 2010
- 2011
- 2012
- 2013
- 2014
- 2015
- 2016
- 2018

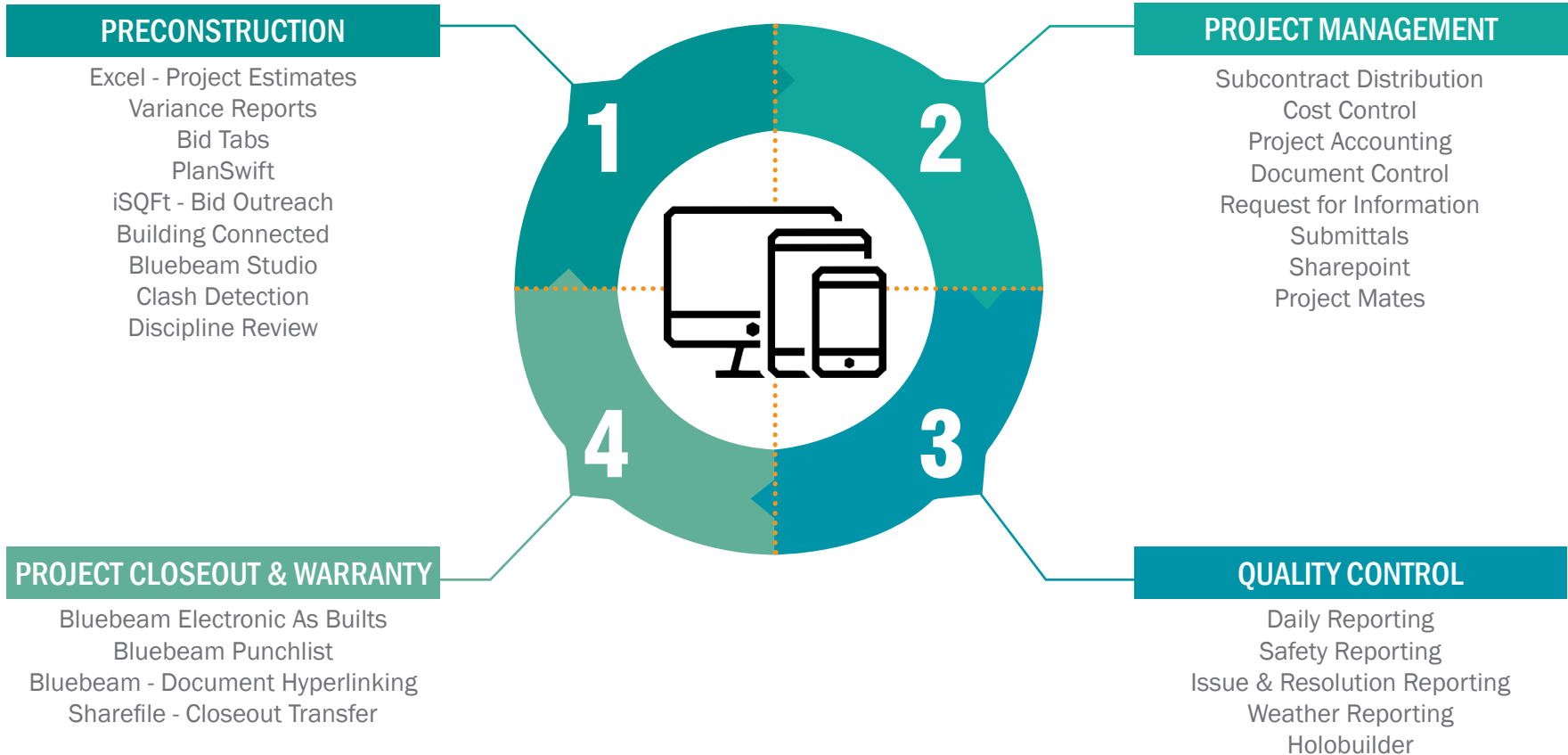
DIAMOND

- 2017
- 2019



TECHNOLOGY

TOTAL TEAM CONNECTIVITY





TEAL CONSTRUCTION
HOW TO BID PROJECTS

ONLINE BIDDING SOFTWARE

BUILDING CONNECTED & ISQFT

BUILDING CONNECTED EXAMPLE

← Back to Projects

Medina County Annex Building

BID PACKAGES | MESSAGES | FILES | INFORMATION | BID FORMS | TEAM | REPORTS

Bids Due: Aug 27, 2019 - 2:00PM CDT Copy to... Edit Information

Location: 1202 14th Street, Hondo, TX 78861, United States of America Map

Project Size: 38,700 sq. ft.

Architect: RVK Architects

Description: Teal Construction, Construction Manager at Risk, is soliciting proposals for the Medina County Annex Building. Plans will be issued via BuildingConnected, contact Teal Office for access 713.465.8306. Proposals must be received no later than 2pm on 8-20-2019. Proposals will be received via email estimating@tealcon.com, in person (in duplicate) at the office of the County Judge, 1502 Avenue K, Hondo, TX 78861, or fax 713.465.5810. A prebid will be held on 8-13-2019 at 1pm at the County Judge Office with subsequent site walk following. Please contact Jennifer King at estimating@tealcon.com for all questions. Subcontracts will only be awarded to successful proposers possessing the ability to perform it scope of work as required per the terms and conditions of the contract documents.

Public: This project is available for public bidding via the Teal Construction Company Public Plan Room.

PRIVATE INFORMATION

+ Add Private Information

Competitive Biddl... My company is competitively bidding for this project.

Owning Office: Houston

Teal Construction Company Houston

Jennifer King

BID SCOPE PACKAGE EXAMPLE

Project	Medina County Annex Building				
Bid Package	Concrete				
Date	9/5/2019				
	PROJECT SPECIFIC INCLUSIONS:	Bidder Name	Urban Concrete	Ranger	
	General Scope Requirements	Base Bid	\$ 822,475.00	\$ 870,000.00	
1		ALT 1	\$ 56,126.00	\$ 35,000.00	
2		ALT 5	\$ 195,373.00		
3	SALES TAX: This project is tax exempt therefore all applicable sales and use taxes are excluded.		incl	incl	
4	MOBILIZATIONS: Multiple mobilizations as required to complete the scope of work.		2 mobs	2 mobs	
5	SCHEDULE: Subcontractor agrees to follow the Project Schedule and meet the milestone dates. Certain areas may be made earlier than originally indicated on Schedule. Subcontractor must be prepared for any adjustments to the Schedule as work progresses.		incl	incl	
6	INSURANCE: Subcontractor shall provide and maintain required standard insurance coverage as required		incl	incl	
7	SURVEYING & LAYOUT: All vertical and horizontal layout associated with this work, working from benchmarks and control points established by others, for the work of this subcontract to be performed by this Subcontractor.		incl	incl	



SUBCONTRACTOR PARTNERSHIPS

SUBCONTRACTOR PREQUALIFICATIONS

Download form from Tealcon.com or through Building Connected

- Current Project Workload
- Past Project Experience
- References
- Financial Stability
- Safety Record

PROJECT SPECIFIC -PRIOR TO CONTRACT

- Current Project Workload
- Past Project Experience
- Scope of Work Compliance
- Manpower - Schedule Compliance

SUBCONTRACTOR BONDS

- Project by Project basis - Contracts
- Scope of Work
- Contract Value
- Typical Bonded Subs
 - Scope over 250K
 - MEP
 - Building Envelope

CONTACT INFORMATION

Bidder's List

Sheree Agee

Preconstruction Manager

HUB Coordinator

shereeagee@tealcon.com

Subcontractor Information

[www.tealcon.com/
subcontractors](http://www.tealcon.com/subcontractors)

Prequalification Form

Standard Subcontract

Safety Manual



SUBCONTRACTOR INSURANCE

STANDARD LIMITS*

TYPE OF INSURANCE	LIMITS OF LIABILITY	
Worker's Compensation	Statutory Limits	The WCP shall cover all Subcontractors' jobsite employees and include a wavier of subrogation in favor of Indemnified Parties executed on endorsement form required
Employer's Liability	\$1,000,000	
General Liability Insurance	\$2,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$50,000 \$5,000	General Aggregate Products & Completed Operations Aggregate Personal & Advertising Injury Limit Each Occurrence Limit Fire Damage (any one fire) Limit Medical Expenses (Any one person) Limit
Auto Liability Insurance	\$1,000,000	Bodily Injury and Property Damage
Excess (Umbrella) Insurance	\$1,000,000	Bodily Injury and Property Damage per occurrence and in aggregate

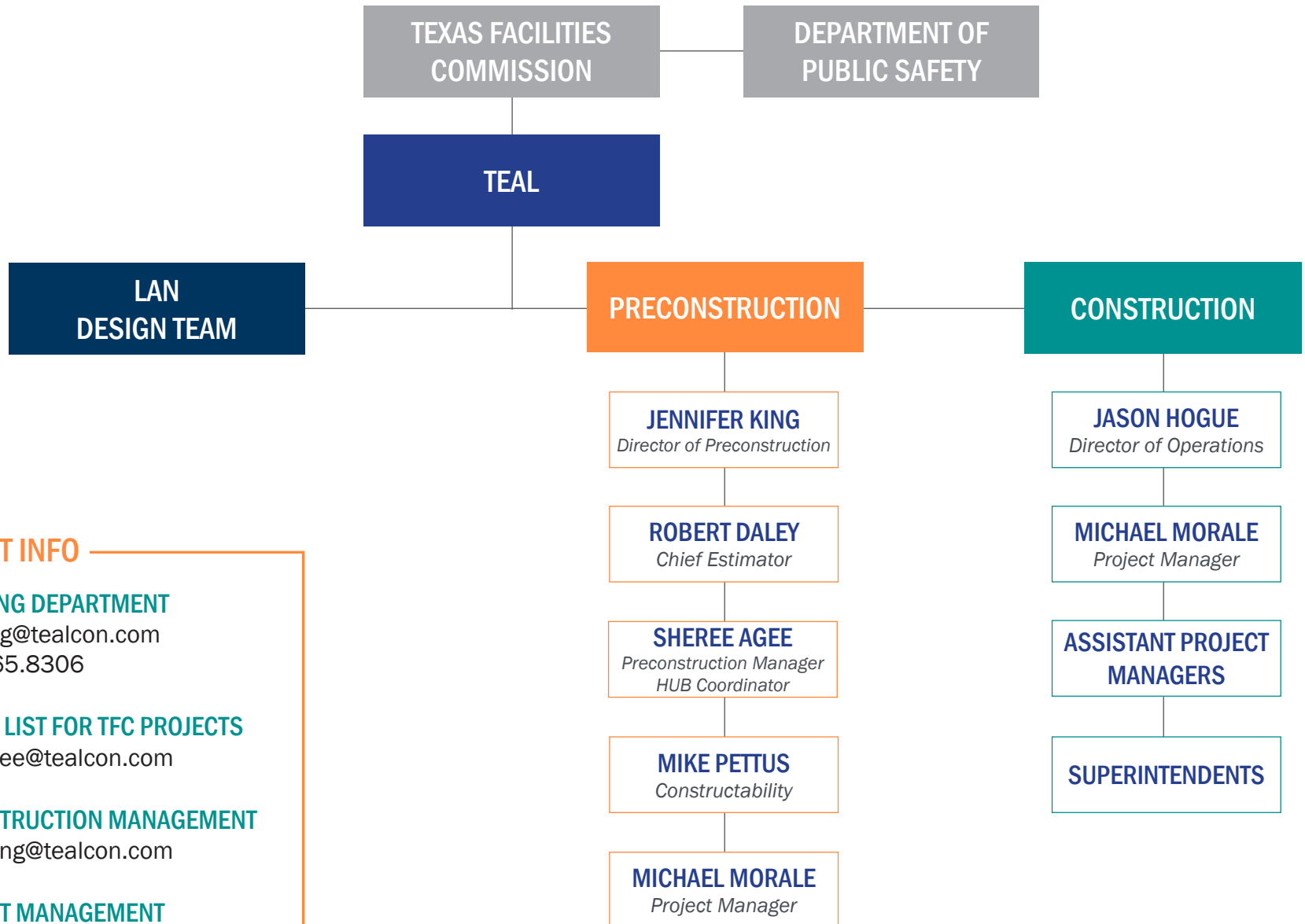
*Insurance is based on each project contractual limits and are subject to change depending on the project





DPS - DEFERRED MAINTENANCE
PROJECT SPECIFIC INFORMATION

PROJECT TEAM



CONTACT INFO

ESTIMATING DEPARTMENT

estimating@tealcon.com
p. 713.465.8306

BIDDER'S LIST FOR TFC PROJECTS

shereeagee@tealcon.com

PRECONSTRUCTION MANAGEMENT

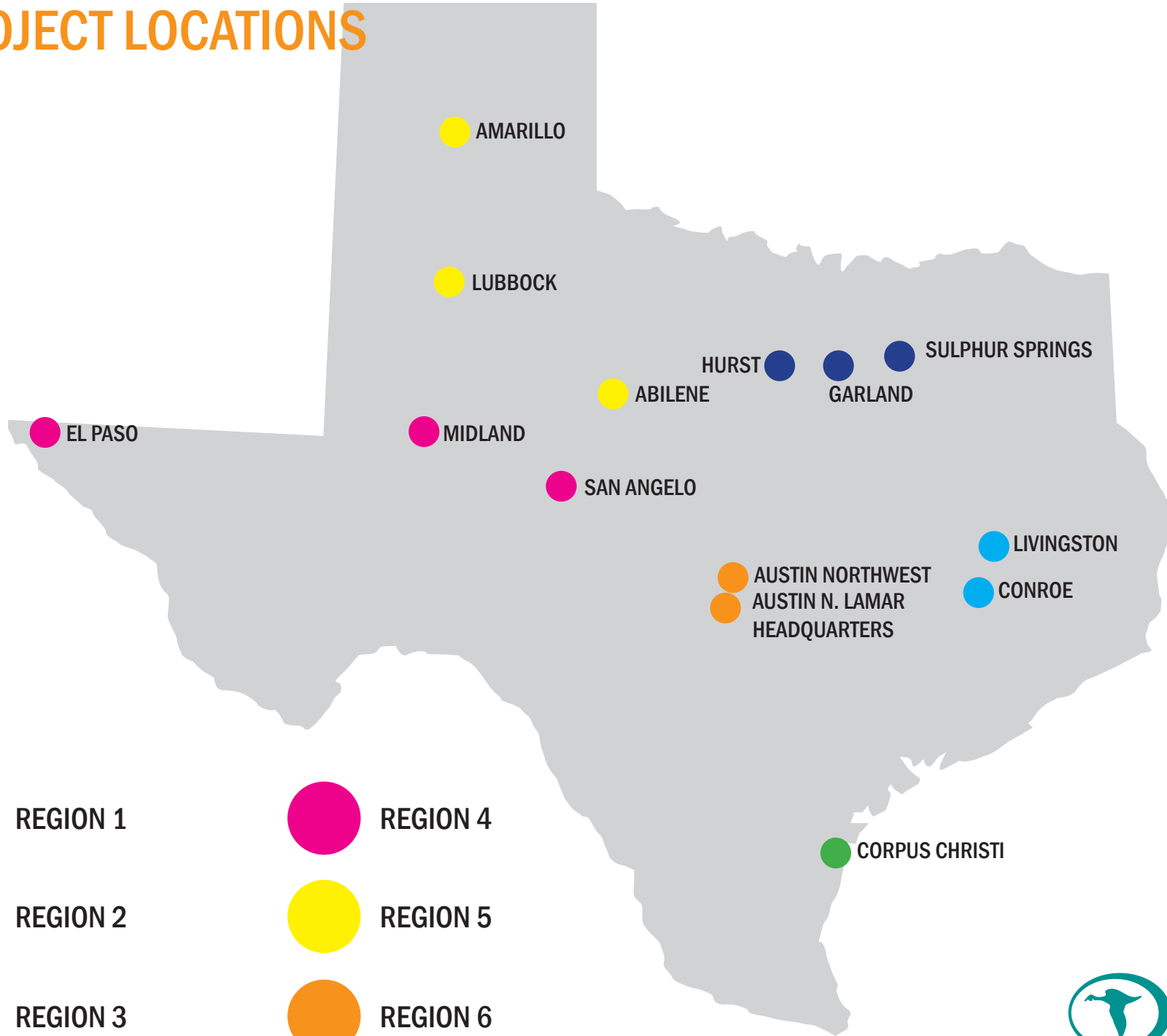
jenniferking@tealcon.com

CONTRACT MANAGEMENT

estimating@tealcon.com



PROJECT LOCATIONS



REGION 1

REGION 2

REGION 3

REGION 4

REGION 5

REGION 6



REGIONAL SCOPES OF WORK

TOTAL COST OF WORK APPROXIMATELY \$21 MILLION



REGION 1 - GARLAND, HURST, SULPHUR SPRINGS

- ABATEMENT
- CRIME LAB BUILD OUT & INTERIOR BUILD OUTS
- REPLACE ROOFS
- REPLACE HVAC EQUIPMENT
- REPLACE PLUMBING
- REPLACE PARKING LOT AND PEDESTRIAN PAVINGS

\$3.5 MILLION



REGION 2 - CONROE & LIVINGSTON

- ABATEMENT
- REPLACE HVAC DUCTWORK
- CDL EXPANSION
 - SITEWORK, UTILITIES, CONCRETE PEMB,
ELECTRICAL, MECHANICAL

\$855,100



REGION 3 - CORPUS CHRISTI

- ABATEMENT
- CRIME LAB BUILD OUT

\$431,100

REGIONAL SCOPES OF WORK

	REGION 4 - EL PASO, MIDLAND, SAN ANGELO <ul style="list-style-type: none">▪ ABATEMENT▪ CRIME LAB BUILD OUT & INTERIOR BUILD OUTS▪ REPLACE ROOFS▪ REPLACE HVAC EQUIPMENT▪ NEW GENERATOR▪ REPLACE PARKING LOT AND PEDESTRIAN PAVINGS	\$4.8 MILLION
	REGION 5 - ABILENE, AMARILLO, LUBBOCK <ul style="list-style-type: none">▪ ABATEMENT▪ CRIME LAB BUILD OUT▪ REPLACE HVAC EQUIPMENT▪ REPLACE EXTERIOR DOORS & WINDOWS▪ CDL EXPANSION<ul style="list-style-type: none">▪ SITEWORK, UTILITIES, CONCRETE PEMB, ELECTRICAL, MECHANICAL	\$1.2 MILLION
	REGION 6 - AUSTIN (2 LOCATIONS) <ul style="list-style-type: none">▪ ABATEMENT & DEMOLITION OF BUILDING▪ CRIME LAB BUILD OUT & INTERIOR BUILD OUTS▪ REPLACE ROOFS▪ REPLACE HVAC EQUIPMENT▪ REPLACE PARKING LOT AND PEDESTRIAN PAVINGS▪ NEW PEMB BUILDING WITH OFFICE	\$9.9 MILLION

DPS BACKGROUND CHECK

ALL EMPLOYEES PERFORMING WORK ON THE PROJECT AT ANY/ALL PROJECT LOCATIONS MUST PASS A BACKGROUND CHECK

A conviction or deferred adjudication for one of the following offenses will result in the permanent disqualification of a person from working on the project.

- any act causing death as defined in Texas Penal Code; and
- any felony or misdemeanor involving arson, burglary, breach of computer security, credit card abuse, counterfeiting, forgery, kidnapping, robbery, stalking, terroristic threat, theft, and any sexual offense designated as a felony in Texas Penal Code
- Additionally, anyone who has a current duty to register as a sex offender, is under indictment or is a fugitive from justice is disqualified
- For individuals who have a conviction or deferred adjudication for felonies not enumerated above, 10 years must have passed from the time of disposition or discharge of probation in order for that person to be eligible to provide services.
- For individuals who have a misdemeanor conviction or deferred adjudication for misdemeanors not enumerated above, 5 years must have passed from the term of disposition or discharge of probation in order for the person to be eligible to provide services



GMP PROPOSAL SCHEDULE

GMP PACKAGE NO.	PROPOSED LOCATIONS	TENTATIVE PROPOSAL DATE
1	Midland - Crime Lab, HVAC, Roof, Electrical, Interior Build Out Austin - Building A Roof, Interior Build Out Austin - Building E Roof Austin - Building R Demolition Austin - Building L New PEMB Building Austin - Guadalupe Pavement Hurst - Roof Sulphur Springs - Roof	October 2020
2	Austin - Building A HVAC Austin - Building C HVAC, Interior Build Out Austin - Building G HVAC, Interior Build Out Austin - Building NW Interior Build Out, Site Work Garland - Crime Lab, Site Work, MEP Hurst - HVAC, Interior Build Out Amarillo - Crime Lab, Exterior Doors & Windows	December 2020 January 2021
3	Conroe - HVAC Livingston - CDL Expansion - Sitework, Utilities, PEMB Lubbock - CDL Expansion - Sitework, Utilities, PEMB	March/April 2021
4	El Paso - Crime Lab Corpus Christi - Crime Lab San Angelo - HVAC Abilene - HVAC	July/August 2021

BIDDING PROJECTS

ALL TEAL FORMS MUST BE FILLED OUT AS PER THE BREAKDOWN & RETURNED WITH PROPOSAL

BID FORM

SCHEDULES

SCOPE PACKAGES




GMP PROPOSALS

Base Proposal Form – Austin

If Proposer is submitting on multiple scopes of work, then a Proposal Form will need to be filled out for each Scope of Work.

Date: _____

Submitted by – Company Name: _____

Proposed Scope of Work  **ONE FORM PER SCOPE OF WORK**
 If applicable: list all specification sections this proposals includes: _____

Proposer's estimate or proposal contact name: _____
 Email address _____ Phone: _____

Base Bid Proposal

<u>Building A</u> – Partial Modified Bitumen Reroof LAN Construction Documents dated XX/XX/XXXX, labeled DPS – AUA – 1	\$	
<u>Building A</u> – Warehouse Expansion suppression, mechanical, plumbing, electrical, and fire alarm. LAN Construction Documents dated XX/XX/XXXX, labeled DPS – AUA – 1		
<u>Building A</u> – Guadalupe Street Paving LAN Construction Documents dated XX/XX/XXXX, labeled DPS – AUA – 1	\$	
<u>Building E</u> – New Modified Bitumen Roof LAN Construction Documents dated XX/XX/XXXX, labeled DPS – AUE – 1	\$	
<u>Building R</u> – Abatement & Demolition of Building LAN Construction Documents dated XX/XX/XXXX, labeled DPS – AUR – 1	\$	
<u>Building L</u> – Communications Trailer – Freese Nichols Construction Documents and Specifications dated 09/21/2017, labeled Texas Department of Public Safety Communications Trailer Storage	\$	

**MUST
BREAKDOWN PER
PROPOSAL FORM**





TEAL CONSTRUCTION
UPCOMING PROJECTS

UPCOMING PROJECTS BIDDING

PROJECT	LOCATION	DELIVERY METHOD	BID DATE	BID TIME
Boling ISD - New Gulf Early Childhood Center	Wharton County	CSP	09/15/2020	2:00 PM
Rio Medina Fire station No. 15	Castroville	CSP	09/15/2020	2:00 PM
Purchase Corner Office & Warehouse	Austin	CSP	09/17/2020	2:00 PM
Alief ISD Early Childhood Center	Houston	CSP	09/29/2020	2:00 PM
Marquis Construction Corporate Office	Brazoria County	CSP	10/02/2020	2:00 PM
Rockport Art Center	Rockport	CMAR	October 2020	TBD
TFC - DPS Deferred Maintenance - GMP 1	Multiple	Design Build	October 2020	TBD
Private - Heavy Trucking Dealership	Houston	Design Build	December 2020	TBD
TFC - DPS Deferred Maintenance - GMP 2	Multiple	Design Build	December 2020	TBD
TFC - DPS Deferred Maintenance - GMP 3	Multiple	Design Build	March/April 2021	TBD
TFC - DPS Deferred Maintenance - GMP 4	Multiple	Design Build	July/August 2021	TBD

Contact estimating@tealcon.com to receive an invite or to be put on the bidders list

