



Contracting Branch | Infrastructure Division
4200 Smith School Road
Austin, Texas 78744

NOTICE TO OFFERORS

PROJECT NO. 1111827
Construction Manager at Risk (CMR) for
Cultural Center and Park Headquarters

Hueco Tanks State Park & Historic Site
El Paso County, Texas

Issue Date	May 12, 2025
Pre-Proposal On-Line Video Conference (Optional)	1:00 PM CST, May 23, 2025
Pre-Proposal Site Visit (Optional)	By Appointment, May 27- May 30, 2025
Deadline to Submit Questions	5:00 PM CST, June 6, 2025
Addendum to Offeror's Questions (Estimate)	June 10, 2025
Proposal Due Date	2:00 PM CST, June 16, 2025**

*** Proposals will be received and recorded in the A-100 Conference Room, Infrastructure Division. No Pricing information will be publicly released until a contract has been executed between TPWD and the successful Offeror.*

Contract Manager: JoAnn Hernandez, CTCD | CTCM
Email: joann.hernandez@tpwd.texas.gov

Sealed proposals for Construction Manager at Risk will be received by the Contracting Branch, Infrastructure Division, Texas Parks and Wildlife Department, 4200 Smith School Road, Austin, Texas 78744, **UNTIL 2:00 P.M (CST), JUNE 16, 2025** for Project Number 1111827 Hueco Tanks State Park and Historic Site Cultural Center and Park Headquarters, El Paso County, Texas. Proposals will be received and recorded in the A-100 Conference Room, Infrastructure Division. No Pricing information will be publicly released until a contract has been executed between TPWD and the successful Offeror.

PROJECT INCLUDES

The Construction Manager at Risk shall provide preconstruction services to include consultation, value engineering, constructability reviews and cost estimating during the design phases of the work, construction services, closeout and warranty phase services for the Cultural Center and Park Headquarters at Hueco Tanks State Park and Historic Site. Provide a new Cultural Center (visitors' center) that will function as interpretive space and new Park Headquarters (10,800 sf),
Provide an Amphitheater/Outdoor Community Grounds gathering area to be associated with Cultural Center (5,600 sf).
Provide Landscape (for areas affected by minimal disturbance and/or interpretive areas)
Provide a new roadway (2,625 lf) to the Cultural Center
Provide a new parking lot (130 spaces) to serve the Cultural Center.
Provide a new connecting trail (600 lf) to/from the Cultural Center
Relocate/replace parking (9 parking spaces for Escontrias) to allow for direct viewscape from existing HQ and create an opportunity for a future landscape setting to reflect the era of inhabitation.
Essential repairs of existing Headquarters (900 sf), replace roof, and upgrade restroom.
Upgrade the existing connecting trail (900 lf) to/from Escontrias.
Essential repairs to Escontrias ranch house (1,675 sf) to include a security system and stabilization repairs.

CONSTRUCTION COST ESTIMATE

The construction cost estimate for this project is \$16,100,000.00.

PROPOSAL EVALUATION CRITERIA

Proposals will be evaluated for "best value" as determined by the Owner based on established criteria identified in Section 2.4 of the Request for Proposals and Attachment A.

PROJECT SCHEDULE

For planning purposes, the preconstruction performance period is estimated to be three hundred sixty-five (365) calendar days. The construction performance period is projected for a term of seven hundred thirty (730) calendar days except as may be otherwise amended or negotiated. The total contract performance period estimated to be one thousand ninety-five (1,095) calendar days after Notice to Proceed.

OPTIONAL PRE-PROPOSAL CONFERENCE

AN ON-LINE VIDEO PRE-PROPOSAL CONFERENCE WILL BE HELD ON MAY 23, 2025 at 1:00 PM CST. Although the pre-proposal conference is not mandatory, Offerors are strongly encouraged to attend as important information regarding proposal requirements and details of the Project will be discussed in detail. The on-line video meeting will be conducted using Microsoft® Teams. Offerors may use their browser to access the meeting or a Microsoft® Teams application. Prior to the on-line video meeting, TPWD will send an email calendar invitation containing information about joining the on-line video meeting to each requestor.

Important Note: In order to receive the Teams™ calendar invitation to the on-line pre-submittal video meeting Offerors must pre-register. See below link to register:

<https://events.gcc.teams.microsoft.com/event/bd6ab209-80f8-49b7-83d6-3451070180db@7864fda7-62ad-47ec-81ec-323266e3a35f>

ATTENDANCE AT THE PRE-PROPOSAL CONFERENCE IS HIGHLY RECOMMENDED

OPTIONAL SITE VISIT

All Offerors will be given the opportunity to participate in a site visit to view the conditions of the site outlined in this solicitation. **The Site Visit will be held by appointment May 27 – May 30, 2025. Contact Site Superintendent Cassie Cox at 915-472-7062.** Attendees are reminded that questions will not be answered during this meeting. Failure to give proper consideration to site conditions when preparing the proposal will not constitute grounds for additional compensation. Hueco Tanks State Park & Historic Site is located at 6900 Hueco Tanks Road No. 1 El Paso, Texas 79938.

CONTACT INFORMATION

For technical information and information regarding administration of the contract, contact Contract Manager, [JoAnn Hernandez](mailto:joann.hernandez@tpwd.texas.gov) at joann.hernandez@tpwd.texas.gov

To view and download full Bidding and Contract Documents, visit the TPWD web site using:
http://tpwd.texas.gov/business/bidops/current_bid_opportunities/construction/

For upcoming projects, visit the Electronic State Business Daily web site: <http://www.txsmartbuy.com/sp>

and the TPWD web site: https://tpwd.texas.gov/business/bidops/current_bid_opportunities/construction/.