

**NOTICE OF INTENT TO PROCURE**

In accordance with [Texas Government Code 2262.051](#) The Infrastructure Division of Texas Parks and Wildlife Department (TPWD) intends to issue a **Request for Proposal for Construction Manager-at-Risk (CMR)**.

|                                |                                                                                                                                                                                                                                                                                      |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project Name</b>            | <b>Centennial Park Development</b>                                                                                                                                                                                                                                                   |
| <b>Project Location</b>        | <b>Bear Creek State Park</b>                                                                                                                                                                                                                                                         |
| <b>Project Number</b>          | <b>1112553</b>                                                                                                                                                                                                                                                                       |
| <b>NIGP Class / Item Codes</b> | <b>925-44 General Construction Management, Scheduling, Cost Estimation Engineering</b><br><br><b>918-31 Construction Consulting</b><br><br><b>914-00 Construction Services, Trades, New Construction</b><br><br><b>914-84 Trade Services, Construction (Not otherwise specified)</b> |
| <b>Construction Estimate</b>   | <b>\$65,000,000 - \$75,000,000</b>                                                                                                                                                                                                                                                   |

*This is a pre-solicitation notice for the Construction Manager at Risk (CMR) solicitation, to be advertised in January 2026. This notice is not a request for proposal or qualifications submission.*

**General Scope of Work**

Project No. 1112553 titled "Centennial Park Development" is being solicited to develop a newly acquired 1,720.77-acre ranch tract in Uvalde County for a new Texas State Park. The acquired property is situated ten miles southeast of existing Garner State Park at Latitude 29°33'19.21"N; Longitude 99°40'59.79"W.

TPWD plans for the fully constructed park to include but not be limited to:

- Park entry and monument signage
- Electrical access gate(s)
- Paved Roadways
- Gravel Roadways
- Parkwide directional signage
- Operational Facilities to include Park Headquarters, staff residences, park host sites, maintenance yard and supporting buildings
- Day Use Facilities to include trailheads, multi-use trails, picnic areas, group pavilion(s), amphitheater, Nature Center, playground, wildlife viewing areas, restrooms and associated parking areas
- Overnight Facilities to include developed and primitive camping areas, mini-cabins, screened shelters, restrooms and associated parking areas
- Site utilities including a public water system, wastewater treatment facilities, electrical infrastructure, telecommunications infrastructure, radio tower and associated infrastructure

- Sustainable systems
- Site demolition
- Historic structures renovation / reuse

## **Construction Manager-at-Risk Deliverables**

### **PHASE 1 CONSTRUCTION:**

In initial response to the CMR solicitation, the contract shall provide a lump sum bid price for constructing Phase 1 components of the project. These components are minimal facilities needed for initial public day use and operational supports that include but are not limited to:

- Demolish existing fencing, gates, and small structures
- New entry drive and turnaround
- Electric automatic gate
- Entry and wayfinding signage
- New fencing
- Trailhead and parking for up to 50 vehicles
- Vault toilet (2 single user with storage)
- Accessible trail loop
- Picnic sites
- Refurbishing existing two-track roads (2 miles) for natural surface trails
- Revegetation and landscaping

TPWD will require Phase 1 construction to begin immediately after award (expected in August 2026) and can allow an approximate 180-day performance period, resulting in the Park opening for initial public use in February 2027.

### **PHASE 2 PRE-CONSTRUCTION:**

The awarded Contractor shall collaborate with TPWD and its Architects and Engineers during the completion of construction documents, including review and comment exercises on Schematic Design; 50% and 100% Design Development; and 50%, 95% and 100% Construction Documents. The Contractor's expertise will be used to guide value engineering, constructability decisions, construction phasing, and ultimately set the Guaranteed Maximum Price (GMP) within the limits established by the contract. The services during Pre-Construction shall include attending meetings, plan reviews, constructability reviews and cost estimating. TPWD plans for the Pre-Construction effort to begin no later than September 2026.

### **PHASE 2 CONSTRUCTION:**

In accordance with the approved schedule and GMP, the Contractor shall facilitate bidding and selection of labor in accordance with state requirements for good faith effort to engage Historically Underutilized Businesses. The Contractor shall provide for all materials, installations, labor, coordination, management and supervisory activities necessary to complete construction of the project in accordance with the drawings, specifications and other contract documents that will be prepared by the Architect, Engineers and TPWD. TPWD plans for Phase 2 construction to conclude by August 2029 to allow for the opening of the full Park in September 2029.

Detailed information about the requirements and selection process will be provided in the solicitation documents.

Upon issuance of the solicitation, information will be available electronically on Texas' [Electronic State Business Daily](#).