

**NOTICE TO OFFERORS**

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 (CT), SEPTEMBER 30, 2025 for Project Number 1210003 New Park Development at Powderhorn State Park, Calhoun County, Texas. Proposals will be received and recorded in the A-100 Conference Room at Austin Headquarters. No Pricing information will be publicly released until a contract has been executed between TPWD and the successful Offeror. Cost of work is estimated at \$53,000,000.00.

**Project Summary:**

The scope of this project includes pre-construction services and construction of the new park development for Powderhorn State Park.

**The project will include but is not limited to:**

1. Site Elements/ development
2. Utility Infrastructure - Wastewater, water, electrical, data, radio
3. Structures
4. Sustainable Systems

**Day Use Facilities:**

1. Visitor Complex: Visitor Center, Interpretive Center, Park Headquarters, & Restrooms
2. Recreation Hall
3. Historic Ranch House - Adaptive Re-use
4. Group Restrooms
5. Picnic Shelter (6-12)
6. Wildlife Viewing Structure
7. Wildlife Viewing Platforms (4)
8. Vault Toilets
9. Paddle Launch
10. Fishing Pier - Matagorda Bay
11. Fishing Pier - Powderhorn Lake

**Camping Facilities:**

12. RV Sites (24)
13. Mini Cabins (14)
14. Tent Camping & w/ shelter (12)
15. Group Site
16. Primitive Camping - Backcountry (6-12)
17. Primitive Camping - Kayak (2)
18. Restroom with showers
19. Vault Toilets (2)

**Other Facilities:**

20. Maintenance & Support building/ yard
21. Residences (2)
22. RV Staff Parking (3)
23. Camp Host RV Parking (6)

**Site:**

24. Paved Roadways ~ 9 miles
25. Gravel Roadways~ 3.5 miles
26. Trails~ 8-12 miles
27. Boardwalk Trails~ 2 miles
28. Main Parking Lots (3)
29. Existing Cemetery Repairs & Fencing
30. Park Entrance & Monument
31. Bulkhead Replacement
32. Shoreline Restoration
33. Nature Playscape

**Utilities:**

34. Water, wastewater, electrical, teledata, security, radio

**Sustainability Systems:**

35. Solar, solar hot water, green stormwater infrastructure (GSI), rain-water collection, EC charging stations, wind turbines

**Note:** Square footages, linear feet, miles, and quantities here are approximate. The Design Professional will evaluate and confirm program needs and requirements for each facility and its site.

**Proposal Evaluation Criteria:**

Proposals will be evaluated for “best value” as determined by the Owner based on established criteria identified in Section 4 of the CMR and Attachment B.

**Contract Term:**

For planning purposes, the preconstruction performance period is estimated to be six hundred forty (640) calendar days. The construction performance period is projected for a term of eight hundred (800) calendar days except as may be otherwise amended or negotiated. The total contract performance period is estimated to be one thousand four hundred and forty (1,440) calendar days.

**On-Line Pre-Proposal Conference:**

**TPWD will host an On-line pre-proposal conference via Microsoft® Teams on September 2, 2025 at 2:00 PM (CT) to discuss solicitation requirements.** Although the pre-proposal conference is not mandatory, bidders are strongly encouraged to attend as important information regarding proposal submittal requirements, and an overview of the Project will be discussed. Failure to consider conditions when preparing the proposal will not constitute grounds for additional compensation.

**The on-line pre-proposal conference will be conducted using Microsoft® Teams Webinar. Registration is required to attend the pre-proposal conference using the following link:** After registration, you will receive a confirmation email with a link to join the event.

<https://events.gcc.teams.microsoft.com/event/b5dc528f-3bc6-4b05-9bde-34c2991bd198@7864fda7-62ad-47ec-81ec-323266e3a35f>

Following the on-line video conference, the PowerPoint™ presentation will be posted to the Electronic State Business Daily.

**Pre-proposal Site Visit:**

TPWD is offering two (2) site visit options on separate days and times. Offerors may choose to attend the one that best fits their schedule. Please plan to arrive at the front gate of Powderhorn Wildlife Management Area (WMA) at the designated start time. Plan for a three (3) hour visit to allow adequate time to view the entire site.

**Site Visit Options:**

- **Wednesday, September 3, 2025, at 1:00 PM (CT)**
- **Thursday, September 4, 2025, at 9:00 AM (CT)**

**Meeting Location:** Powderhorn WMA – Front Gate

**Address:** 10769 FM 1289, Port O'Connor, TX 77982

A site visit is not mandatory; however, Owner strongly encourages potential Offerors to view the project site and offers no guarantee that the project site will be accessible to potential Offerors at any time other than the time specified in this solicitation. Failure to consider site conditions when preparing the proposal will not constitute grounds for additional compensation.

**To view and download Solicitation Documents, visit the Electronic State Business Daily web site:**

<https://www.txsmartbuy.gov/esbd>