JANUARY 9, 2019
PRE-SUBMITTAL MEETING
Project No. 126484 – Request for Qualifications for a Design-Build Contractor for Tyler Nature Center, Regional Office Replacement
GENERAL INFORMATION

• **Single Point of Contact** during the solicitation and award period: Kim Shelton, Contracting Program Supervisor

• All **questions** should be submitted in writing (Email preferred) by 2:00 PM, January 14, 2019.

• Responses to Step 1 are due by 2:00 PM January 24, 2019
Solicitation Documents and all addenda are obtained at the Comptroller’s website under *Electronic State Business Daily (ESBD)* at

http://www.txsmartbuy.com/sp.

Solicitation Documents and all addenda may also be obtained through the TPWD’s website at:

https://tpwd.texas.gov/business/bidops/current_bid_opportunities/construction/
GENERAL INFORMATION

Responses for Step 1 are due prior to 2:00 PM (CT) on January 24, 2019

Responses must be received prior to the deadline at:

Texas Parks and Wildlife Department
Infrastructure Division
ATTN: Kim Shelton, CTPM, CTCM
4200 Smith School Road
Austin, Texas 78744
GENERAL INFORMATION

- Late responses will be returned “unreviewed”
- Provide one (1) original response and ten (10) identical copies, stamped “copy”
- Provide one (1) digital/electronic version in ADOBE™ PDF format
GENERAL INFORMATION

• Addenda:
  ➢ Clarifications or interpretation of the RFQ that materially affect or change the requirements
  ➢ Posted on the Electronic State Business Daily website and on TPWD’s website

• Respondent shall acknowledge receipt of all addenda in the space provided in SECTION 5 – EXECUTION OF RESPONSE-DESIGN-BUILD, above the signature line.

• It is the responsibility of the Respondent to obtain information regarding addenda in a timely manner.
GENERAL INFORMATION
GENERAL INFORMATION

A Design-Build contract will be awarded utilizing a two-step process as follows:

Step 1 - qualifications statements
Step 2 - responses to additional information & Interviews

**Step 1, Request for Qualifications (RFQ),** will result in qualification of a maximum of five (5) Offerors who will be invited to participate in **Step 2**.

**Step 2** will consist of Request for Additional Information as determined by Owner and interviews. Although the *Request for Qualifications* generally describes the criteria in Step 2, only short-listed Offerors shall submit a response to **Step 2** criteria.
The schedule provided in the solicitation is for general planning purposes only. This schedule is subject to change.
SOLICITATION MILESTONES

TPWD issued *Request for Qualifications (Step 1)*

December 20, 2018

- Pre-submittal Conference & Site Visit 10:00 AM January 9, 2019
- Last Day to submit inquiries/RFIs 2:00 PM January 14, 2019
- **Qualifications Due** from Respondents 2:00 PM January 24, 2019
- TPWD evaluates and selects short-listed firms Week of January 28, 2019
SOLICITATION MILESTONES

TPWD issues Step 2 – *Request for Additional Information* to Short-Listed Firms (Step 2) February 1, 2019

- **Responses due** February 15, 2019
- TPWD issues invitation to Short-Listed Firms to attend Oral Interviews February 15, 2019
- TPWD interviews Short-Listed Firms Week of March 25, 2019
- Notification to Selected Design-Build Firm April 8, 2019
- TPWD Awards Design-Build Contract June 17, 2019
Submit one (1) original and ten (10) identical copies of the Response. Respondent must indicate which submitted Response is the original. Submit one digital/electronic copy in ADOBE® PDF format.
SUBMISSION OF RESPONSES
Step 1

Respondents are not required to submit a HSP in Step 1 of this RFQ.
EVALUATION OF RESPONSES

Step 1

Item 1 Execution of Response  Pass/Fail
Item 2 Safety Record  Pass/Fail
Item 3 Offeror’s Financial Capability  Pass/Fail
Item 4 Acceptable Documentation  Pass/Fail
Item 5 Statements of Interest & Availability  10 points max
Item 6 Project Experience  40 points max
Item 7 Team Experience and Structure  40 points max
Item 8 Project References  10 points max
EVALUATION OF RESPONSES

Step 1

RESPONSE to Step 1 must include:

☐ Item 1: Execution of Response – Found in Section 5
☐ Item 2: Safety Record – Safety Info Form, OHSA citation question & all attachments.
☐ Item 3: Offeror’s Financial Capability
☐ Item 4: Acceptable Documentation
☐ Item 5: Statements of Interest and Availability
☐ Item 6: Project Experience
☐ Item 7: Team Experience and Structure
☐ Item 8: Project References

☐ Exhibit M: Certifications Regarding Debarment, Suspension and Other Responsibility Matters, Drug-Free Workplace Requirements and Lobbying
☐ Exhibit N: Disclosure of Lobbying Activities
☐ Exhibit O: Assurances – Construction Programs
☐ Letter from Surety – Ability to acquire required Bonding
Item 1 - Execution of Response Form

SECTION FIVE - EXECUTION OF RESPONSE - DESIGN BUILD

NOTE TO OFFERORS: SUBMIT ENTIRE FORM WITH RESPONSE.

This execution of offer must be completed, signed, and returned with the offeror’s qualifications. Failure to complete, sign and return this execution of offer will result in rejection of the qualifications.

Signing a false statement of any qualifications or any agreements or other contractual arrangements, or any false or misleading statement of any proposal that may result from the submission of the offeror’s qualifications, and the offeror may be removed from all proposer lists. A false certification shall be deemed a material breach of contract and, at owner’s option, may result in termination of any resulting contract or purchase order.

By signature below, Offeror acknowledges and agrees that (1) this RFQ is a solicitation for qualifications and is not a contract or an offer to contract; (2) the submission of qualifications by Offeror in response to this RFQ will not create a contract between the Owner and Offeror; (3) the Owner has made no representation or warranty, written or oral, that one or more contracts with the Owner will be awarded under this RFQ; and (4) Offeror shall bear all costs of risk and responsibility, any cost which arises from Offeror’s preparation of a response to this RFQ.

By signature below, Offeror offers and agrees to furnish to the Owner the products and/or services more particularly described in its qualifications, and to comply with all terms, conditions and requirements set forth in the RFQ documents and contained herein.

By signature below, Offeror affirms that it has not given, nor intends to give at any time thereafter, any economic opportunity, future employment, gift, loan, guarantee, special discount, trip, favor or service to a public servant in connection with the submission of qualifications.

By signature below, a corporate Offeror certifies that it is not currently delinquent in the payment of any Franchise Tax due under Chapter 171, Texas Tax Code, or that the corporate Offeror is exempt from the payment of such taxes, or that the corporate Offeror is an out-of-state corporation that is not subject to the Texas Franchise Tax, whichever is applicable. Making a false statement as to corporate tax status is a material breach of contract.

Offeror certifies that the bidding entity and its principals are eligible to participate in this transaction and have not been subject to suspension, disbarment, or similar disqualification determined by any federal, state or local governmental entity and that offeror is in compliance with the State of Texas statutes and rules relating to procurement and that offeror is not listed on the Federal Government’s Terrorism Watch List as described in Executive Order 13224. Entities ineligible for federal procurement are listed at http://www.esmer.gov.

By signature below, the offeror hereby certifies that neither the Offeror nor the firm, corporation, partnership or Owner represented by this Offeror, or anyone acting for such firm, corporation, or institution has violated the antitrust laws of this state, codified in Section 15.01, et seq., Texas Business and Commerce Code, or the Federal antitrust laws, nor communicated directly or indirectly the Qualifications made to any competitor or any other person engaged in such line of business.

Offeror agrees to comply with Texas Government Code, Title 2, Subtitle D, §2155.4441, relating to use of services contracts for products produced in the State of Texas.

By signature below, Offeror represents and warrants that:

Offeror is a reputable company regularly engaged in providing products and/or services necessary to meet the terms, conditions and requirements of the RFQ.

Offeror has the necessary experience, knowledge, abilities, skills, and resources to satisfactorily perform the terms, conditions and requirements of the RFQ.

Offeror is aware of, is fully informed about, and in full compliance with all applicable federal, state and local laws, rules, regulations and ordinances.

Offeror understands (i) the requirements and specifications set forth in this RFQ and (ii) the terms and conditions set forth in the Contract under which Offeror will be required to operate.

Offeror, if selected by the Owner, will maintain insurance as required by the Contract: Reference Uniform General Conditions, Article 5, incorporated herein.

By signature below, Offeror certifies that all statements, information and representations prepared and submitted in response to this RFQ are current, complete, true and accurate. Offeror acknowledges that the Owner will rely on such statements, information and representations in selecting the successful Offeror. If selected by the Owner as the successful Offeror, Offeror will notify the Owner immediately of any material change in any matters with regard to which Offeror has made a statement or representation provided information.

By signature below, Offeror certifies that the individual signing this document and the documents made part of the RFQ is authorized to sign such documents on behalf of the company and to bind the company under any agreements or other contractual arrangements which may result from the submission of Offeror’s Qualifications.

By signing this proposal, Offeror certifies that if a Texas address is shown as the address of the Offeror, Offeror qualifies as a Texas Resident bidder as defined in Texas Administrative Code, Title 1, Part 5, Chapter 113, Subchapter A, §113.2 [10].

Offeror certifies that if a Texas address is shown as the address of the Offeror on this proposal, Offeror qualifies as a Texas Bidder as defined in Section 2155.4441(c) of the Texas Government Code.

Pursuant to Texas Government Code, Title 10, Subchapter F, §§ 2270.001-2270.002, TDWD may not enter into a contract with a company (as defined by Texas Government Code, Title 10, Subchapter A, § 208.001) that boycotts Israel. By signing this proposal, Offeror verifies that in accordance with Texas Government Code, Title 10, Subchapter F, §§ 2270.001-2270.002, Offeror:

1. Does not boycott Israel;

2. Will not boycott Israel during the term of the contract.
Item 1 - Execution of Response Form
Item 1 - Execution of Response Form

Offeror's Qualifications will be applied towards any debt including, but not limited to, delinquent taxes and child support that is owed to the State of Texas.

By signature hereon, Offeror certifies that no member of the Texas Parks and Wildlife Commission, or the Executive Officers of Texas Parks and Wildlife Department, has a financial interest, directly or indirectly, in the transaction that is the subject of the contract.

Pursuant to 2252.908 of the Government Code, the awarded Contractor(s) must use the Texas Ethics Commissioners Application to enter the required information on Form 1295. Awarded Contractor(s) shall print a copy of the completed form, which will include a certification of filing that will contain a unique certification number. An authorized agent of the business entity must sign the printed copy of the form and have the form notarized. The completed Form 1295 with the certification of filing must be filed at the time of execution of the contract.

Additional information can be found at:
https://www.ethics.state.tx.us/whatsnew/eff_info form 1295.htm

The rest of this page intentionally left blank - signatures required on next page

 RECEIPT IS HEREBY ACKNOWLEDGED OF THE FOLLOWING ADDENDA TO THIS RFQ (INITIAL IF APPLICABLE)

No. 01  No. 02  No. 03  No. 04  No. 05  No. 06

The Respondent must complete, sign and return this Execution of Response as part of their response. The Respondent's company official(s) who are authorized to commit to such a response must sign response. Failure to sign and return this form will subject the response to disqualification.

Respondent's Name: ____________________________

Respondent's State of Texas Tax Account No.: ____________________________

If a Corporation:
Respondent's State of Incorporation: ____________________________

Respondent's Charter No.: ____________________________

Submitted and Certified By:

<table>
<thead>
<tr>
<th>(Respondent's Name)</th>
<th>(Title)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Street Address)</td>
<td>(Telephone Number)</td>
</tr>
<tr>
<td>(City, State, Zip Code)</td>
<td>(Fax Number)</td>
</tr>
<tr>
<td>(Authorized Signature)</td>
<td>(Date)</td>
</tr>
</tbody>
</table>

END OF SECTION FIVE
Item 2 – Safety Record
Safety Information Form

EXHIBIT A - SAFETY INFORMATION FORM

OFFEROR MUST PROVIDE THIS FORM AND REQUIRED SUBMITTALS WITH THE RESPONSE TO THIS SOLICITATION.

Offeror Name: ______________________ Phone: ______________________
Address: __________________________

1. List your company’s Experience Modification Rate for the last three years:
   Year 1 ______  Year 2 ______  Year 3 ______

2. List the following OSHA 300 Log Information for the past three years:
   A. Total Recordable Cases  Year 1  Year 2  Year 3
   B. Lost Workday Cases    ______  ______  ______
   C. Lost Workdays         ______  ______  ______
   D. Total Employee Hours Worked ______  ______  ______
   E. Number of Fatalities  ______  ______  ______

3. Name your Safety Representative?
   Name: ______________________ Phone: ______________________

4. Provide evidence of your supervisor and employee safety training for the past 12 months.
   Provide copies of certificates, cards, etc.

5. Include a copy of your written Safety Program

I hereby certify that the above information is true and correct to the best of my knowledge.

OFFEROR’S FULL NAME AND ENTITY STATUS:

__________________________
Signature, Authorized Representative of Offeror

Title ______________________ Date ______________________

END
Certifications Regarding Debarment, Suspension and
Other Responsibility Matters, Drug-Free Workplace
Requirements and Lobbying

Persons signing this form should refer to the regulations referenced below for complete instructions:

Certification Regarding Debarment, Suspension, and Other Responsibility Matters - Primary Covered Transactions - The prospective primary participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transaction," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions. See below for language to be used or use this form certification and sign. (See Appendix A of Subpart D of 43 CFR Part 12.)

PART A: Certification Regarding Debarment, Suspension, and Other Responsibility Matters - Primary Covered Transactions

CHECK___IF THIS CERTIFICATION IS FOR A PRIMARY COVERED TRANSACTION AND IS APPLICABLE:

(1) The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:
   (a) Are not presently disqualified, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency;
   (b) Have not within the three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a crime offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction, violation of Federal or State antitrust statutes or commission of embezzlement, theft, bribery, kickbacks or destruction of records, making false statements, or receiving stolen property;
   (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
   (d) Have not within the three-year period preceding this application/proposal, had one or more public transactions (Federal, State or local) terminated for cause or default.

(2) Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

PART B: Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions

CHECK___IF THIS CERTIFICATION IS FOR A LOWER TIER COVERED TRANSACTION AND IS APPLICABLE:

(1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.
**DISCLOSURE OF LOBBYING ACTIVITIES**

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure.)

1. **Type of Federal Action:**
   - a. contract
   - b. grant
   - c. cooperative agreement
   - d. loan
   - e. loan guarantee
   - f. loan-insurance

2. **Status of Federal Action:**
   - a. initial application
   - b. initial award
   - c. post-award

3. **Report Type:**
   - a. initial filing
   - b. material change

For Material Change Only:

- Date of last report

4. **Name and Address of Reporting Entity:**
   - ☑ Prime
   - ☐ Subawardee

   If known:

5. **If Reporting Entity is No. 4 is Subawardee, Enter Name and Address of Prime:**

   If known:

   Congressional District, if known:

   Congressional District, if known:

6. **Federal Department/Agency:**

7. **Federal Program Name/Description:**

8. **Federal Action Number, if known:**

9. **Award Amount, if known:**

10. **Name and Address of Lobbying Entity:**

    a. Individual Performed Services (Including Address of Different Items, if known)
    - b. Individual Performed Services (Including Address of Different Items, if known)
    - c. Individual Performed Services (Including Address of Different Items, if known)
    - d. Individual Performed Services (Including Address of Different Items, if known)

11. **Amount of Payment (check one if applicable):**

    - a. $ actual
    - b. $ unearned
    - c. $ unearned
    - d. $ unearned

12. **Form of Payment (check one if applicable):**

    - a. check
    - b. cash
    - c. credit card
    - d. other

13. **Type of Payment (check one if applicable):**

    - a. commission
    - b. profit
    - c. other

14. **Brief Description of Services Performed or to be Performed and District of Service, including officer(s), employee(s), or Members:**

    (Attach Continuation Sheet(s) FILL A, if necessary)

15. **Continuation Sheet(s) FILL A attached:**

    - Yes
    - No

   Information required through this form is authorized by this Act and is a statutory implementation of fact upon which reliance was placed by the far above, when this document is completed pursuant to 31 U.S.C. 1352. This document is required pursuant to the Act.

   The public may be inspected. Any person who fails to file the required disclosure may be subject to a civil penalty of not less than $10,000 and not more than $50,000 for each such failure.

ASSURANCES - CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of the collection of information, including suggestions for improving this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, federal assistance awarding agencies may require applicants to certify to additional assurances. In such a case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial, and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper framing, management, and completion of the project described in this application.

2. Will give the awarding agency, the Comptroller General of the United States, and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the project, and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.

3. Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the real and personal property without written permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include in the records of real property owned in whole or in part with Federal assistance funds to fund non-discrimination during the useful life of the project.

4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review, and approval of construction plans and specifications.

5. Will provide and maintain competent and adequate engineering supervision at the construction site to assure that the completed work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.

6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.

7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§671-1273) relating to personnel standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OMB's Standards for a Merit System of Personnel Administration (5 C.F.R. 501, Subpart F).

9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4601 et seq.), which prohibits the use of lead-based paint in construction or rehabilitation of residences.

10. Will comply with all Federal statutes relating to non-discrimination. These include, but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color, or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681, 1683, and 1605-1606), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to non-discrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment, and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1949 (42 U.S.C. §§300 yy-3 and 305 x-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; and (h) Title VII of the Civil Rights Act of 1968 (42 U.S.C. §§2000 et seq.), as amended, relating to nondiscrimination in the sale, rental, or financing of housing.
## EXHIBITS TO THE RFQ

<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Description</th>
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<tbody>
<tr>
<td>Exhibit A</td>
<td>Safety Information Form</td>
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<tr>
<td>Exhibit B</td>
<td>Pro-Forma Design-Build-Agreement</td>
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<tr>
<td>Exhibit C</td>
<td>Insurance Requirements for Design Professionals</td>
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<td>Exhibit D</td>
<td>Design Criteria</td>
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<tr>
<td>Exhibit E</td>
<td>UGC</td>
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<tr>
<td>Exhibit F</td>
<td>Special Conditions for D-B</td>
</tr>
<tr>
<td>Exhibit G</td>
<td>Sample HUB Forms</td>
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</tbody>
</table>
EXHIBITS TO THE RFQ

Exhibit H  Payment Bond
Exhibit I  Performance Bond
Exhibit J  Prevailing Wage Rates
Exhibit K  Progress Payment Affidavit
Exhibit L  Final Payment Affidavit
Exhibit M  Consent of Surety
Exhibit N  Non-Use of ACM Affidavit
EXHIBITS TO THE RFQ

Exhibit O  Certifications Regarding Debarment, Suspension and Other Responsibility Matters, Drug-Free Workplace Requirements and Lobbying

Exhibit P  Disclosure of Lobbying Activities

Exhibit Q  Assurances – Construction Programs
DESIGN INFORMATION
1950’S SITE DEVELOPMENT – QUAIL HATCHERY

STATE OF TEXAS
GAME AND FISH COMMISSION

WALTER W. LECHNER CHAIRMAN
HERMAN F. HEEP
FRANK M. WOOD
J. W. ELLIOTT
W. T. SCARBOROUGH
HERBERT J. FRENSLEY
HENRY J. LE BLANC JR.
HENRY A. COFFIELD
HAL PETERSON

HOWARD D. DOBBIN EXECUTIVE SECRETARY
W. J. GUTHBIRTH JR. ASST EXECUTIVE SECY.

BUILDING GROUP FOR A QUAIL HATCHERY IN SMITH COUNTY TEXAS

STATE BOARD OF CONTROL
JAMES S. JOYCE, CHIEF, DESIGN & CONSTRUCTION DIVISION

ROGER L. ERICKSON
ENGINEER
AUSTIN, TEXAS

NOTE:
The construction specification shown as shown to be provided by others.

Construction work shown is to be provided by others.

SCALE: 1" = 100'

PLOT PLAN

WE ARE HERE
CHALLENGES THIS CAUSED:

• De-facto de-centralized campus arrangement of buildings

• Staff and divisions silo-ed in separate buildings not necessarily designed for the current use

• No clear distinction between public and staff site areas

• Maintenance on existing buildings of different ages, systems and construction types

• Redundancy / inefficiency of site utilities

ADDRESSING THESE CHALLENGES IS A MAIN GOAL OF THIS PROJECT
PROJECT MISSION

To Foster:
Cross-divisional collaboration, communication and exceptional public service
Environmental stewardship through sustainable site and building strategies
Positive and educational outdoor experiences

To Connect:
Regional staff from multiple divisions
Buildings and outdoor spaces
Public citizens with the mission and work of Texas Parks and Wildlife

To Provide:
A durable, well-designed facility, with low operating and maintenance costs
A safe, healthy and productive work environment
Conservation and outdoor recreational leadership to Tyler and the East Texas region
A flagship example for future TPWD regional facilities
SUSTAINABLE GOALS

• SITE RESOURCE CONSERVATION
• WATER RESOURCE CONSERVATION
• ENERGY CONSERVATION
• MATERIAL RESOURCE CONSERVATION
SITE DESIGN CONCEPTS

• Minimize impact to existing trees and vegetation, defined water courses, and steep grades

• Support existing drainage patterns to the existing pond through new site drainage features

• Restore disturbed areas as East Texas prairie savannah or prairie

• Create a clear delineation between public and staff zones on the site

• Develop a compact parking and building footprint

• Create a positive relationship between the new Office Building and the existing Nature Center

• Separate and hide staff parking, maintenance activities, and vehicle storage from public view as much as possible
NEW SITE PLAN

FOUR DIVISIONS

WILDLIFE
INLAND FISHERIES
LAW ENFORCEMENT
STATE PARKS (PHASE 2)
ARCHITECTURAL DESIGN CONCEPTS

- **Support** the Project Mission, the divisional missions and the mission of Texas Parks and Wildlife Department

- **Continue TPWD’s tradition** of building in a way that is derivative of the local environment and complimentary to traditional Texas vernacular

- **Buildings that fit the site** and the surrounding built and natural context

- **Low-maintenance** materials and systems

- Create a **functional and pleasant** working environment

- Communicate to the public a **respect and stewardship** of their investment
QUESTIONS?

REMINDER: Questions submitted in writing by the deadline stated in the RFQ (2:00 PM CT, on January 14, 2019) will be answered by Addendum.

Kim Shelton, CTPM, CTCM
Infrastructure Division | Program Supervisor - Contracting Branch
Texas Parks and Wildlife Department
4200 Smith School Road, Austin, Texas 78744
O: (512) 389-4695   F: (512) 389-4790
kim.shelton@tpwd.texas.gov
CONCLUSION

TOUR OF THE SITE