PROJECT NO. 127282
GUS ENGELING WILDLIFE MANAGEMENT AREA
ANDERSON COUNTY, TEXAS
GATHERING LODGE & BUNKHOUSES

(FEDERALLY FUNDED PROJECT (CERTIFIED PAYROLLS))

PRE-BID CONFERENCE
1:00 P.M., MONDAY, JUNE 24, 2019
Invitation For Bids (IFB) for a General Contractor
Bid Due Date: 2:00 p.m. Thursday, July 18, 2019
Performance Period: 380 calendar days
Estimated range of Construction Costs: $1,700,000 to $1,900,000

I. INTRODUCTIONS:

TPWD Personnel: Contract Manager, Gisela Alanis; Project Manager, Jeff Johnson; Design Manager, Megan Weinzierl; Construction Manager, Roger Padon; Gus Engeling Personnel...

II. SIGN IN: Please note that there are Sign in sheets for everyone present at the meeting to write in your name and company information. Also, please place your business card in the box provided.

III. GENERAL INFORMATION:

- Single Point of Contact during the solicitation and award period: Gisela Alanis, Contract Manager.
- All questions must be submitted in writing to gisela.alanis@tpwd.texas.gov by Tuesday, July 9, 2019.
- Changes to the solicitation or contract documents, will be addressed through the issuing of an addendum. *Note: Oral instructions, clarifications or answers are NOT binding.
- Addenda will be posted on the TPWD website and on the Electronic State Business Daily (ESBD). If addenda are issued, the Offeror must acknowledge receipt of all addenda in the Contractor’s Bid Form. Failure to do so may cause rejection of proposal. It is the responsibility of the Offeror to obtain information regarding addenda in a timely manner.
- Prohibited Communications: Upon issuance of this solicitation, TPWD, its representative(s), or partners will not answer questions or otherwise discuss the contents of this Solicitation with any potential Offeror or their representative(s), except for the written inquiries described in Division 1 – General Requirements Section 01000 – Special Conditions 1.03 Inquiries. Attempts to ask questions by phone or in person will not be allowed or recognized as valid. Failure to observe this restriction may disqualify offeror. Offeror shall rely only on written statements issued through or by TPWD’s contracting staff. This restriction does not preclude...
discussions between affected parties for the purposes of conducting business unrelated to this solicitation.

- **This bid will require quick processing in order to make, due to restrictions on the monies.**

  This means all of the procedures and the time allotted for each will be considered drop-dead dates. Once the bids are opened on July 18, 2019, which let me qualify that date, as of today and without knowing how many questions and addenda will be required to clarify the contract documents, the bid opening date is July 18, 2019. The review, including approval of the HSP, by HUB coordinator, and qualification phase of the bids is about one week, if all of the references respond quickly. The week after that is spent on paperwork and getting the Notice of Selection letter/email to the apparent low bidder. Then the bidder is given up to 10 days to get the proof of Insurance required by contract documents, signing, dating, and emailing back the Agreement between TPWD and contractor, and submitting the name and contact information of the firm’s project manager, then and since it a high dollar project, the routing of the contract documents is extended to include review and signatures from top management, which extends the processing another week or more, at this point we are at about 31 days, which would be **August 18, 2019**, when the Notice to Proceed is emailed, which awards the firm the bid.

IV. **BID SUBMITTALS AND CONDITIONS:**

**BID SUBMITTAL:**

- Contractor’s Bid Form (Submit the original signed Contractor’s Bid Form) – Bid is structured as follows:
  - The Base Bid for constructing the Gathering Lodge, the West Bunkhouse, all utilities including the East bunkhouse utilities that are to be capped at the building connection, a complete septic system and central fire suppression equipment for all buildings, per the contract documents.
  - Additive Alternate Bid Item No. 1 (reads as Alternate A in plans and specs) – for the burial of primary electrical service lines from pole connection point to transformer in lieu of overhead lines and poles, per contract docs.
  - Additive Alternate Bid Item No. 2 (reads as Alternate B in plans and specs) – for the construction of the East Bunkhouse that will include all utilities from the exterior building connection point, per contract docs.

- Contractor’s Qualification Statement – all requested information to be fully completed and legible – the experience record asks for a minimum of three projects within the last five years, but it is best to complete the information for all five references and you may add your own spreadsheets where you have the information on past projects that are similar in size and scope to this one. In addition, there is a page on performance of On-Site Sewage Facilities (OSSF) installations that must be completed and notarized.

- HUB Subcontracting Plan and Policy Compliance: The HUB Coordinator could not attend the Pre-Bid; however, I can tell you that a HUB Subcontracting Plan (HSP) is required as a part of the bid submittals. The Bidder shall develop and administer a HSP as a part of its bid submittals in accordance with TPWD policy and there is a handout that provides guidance. Very Important to get this right. For assistance with completing forms, or to obtain HUB lists please contact the TPWD HUB staff at (512) 389-4784 or at hub@tpwd.texas.gov. An instructional video, Microsoft Word® documents and PowerPoint® presentation can be located at: http://tpwd.texas.gov/business/bidops/hub/HSP/index.phtml.

- **TUESDAY – JULY 9, 2016** is the last day you can send your notifications to Texas-certified HUBs and minority, women, or service disabled veteran trade organizations or development center in order to meet the seven (7) working days requirement.

- Bid Bond/Bid Security – 5% bid bond or cashier’s check not other forms are accepted. Certified checks and cashier checks must be originals). **Bids will be rejected if the appropriate security is not furnished.**

- Sealed Bids are due no later than 2:00PM, Thursday, July 18, 2019 at TPWD HQ – 4200 Smith School Road, Austin, TX 78744
 CONDITIONS OF BIDDING:

- Minimum Experience Requirements (Div. 1, 01000, 1.17 – demonstrated 3-year experience in the past 5 years with Projects similar in size and scope to the work required by this Contract).
- Pre-Bid Attendance (Notice to Bidders). Not mandatory but important and helpful, because we go over the bidding requirements and during the walk-through the site conditions may be observed, and questions may be asked – although any answers given during the pre-bid are not to be mis-construed as replacement of the contract documents. All questions must be in writing and directed to the contract manager, so that they may be answered via Addenda.

 CONDITIONS OF THE CONTRACT OVERVIEW:

- Prevailing Wages (Article 2 – Uniform General Conditions (UGC))
- Performance Bond (over $100,000) Applies to this project. (Article 5 - UGC)
- Payment Bond (over $25,000) Applies to this project. (Article 5 - UGC)
- Certificate of Insurance
- Project is Over $1M and therefore the HB1295 CERTIFICATE OF INTERESTED PARTIES is a requirement: In accordance with 2252.908 of the Government Code, the awarded Contractor(s) must use the Texas Ethics Commissions Application to enter the required information on Form 1295. Additional information can be found at: https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm.

 V. COORDINATION OF WORK/PROJECT SEQUENCING:

Design Manager, Megan Weinzierl

 VI. CURRENT SITE PLAN:

Design Manager, Megan Weinzierl

 VII. TECHNICAL OVERVIEW:

Design Manager, Megan Weinzierl

 VIII. SITE TOUR:

Jeff Gunnel

 VIII. QUESTIONS/CLARIFICATIONS:
Onsite sewage facilities (OSF) (also spelled on-site) are wastewater systems designed to treat and dispose of effluent on the same property that produces the wastewater.
Gus Engeling WMA
Gathering Lodge & Bunkhouses
TPWD Project CC.127282.WL
June 24, 2019
Project Scope

- New Construction Gathering Lodge
- New Construction Bunkhouses
  (Bunkhouse A in base bid; Bunkhouse B is an alternate)
- New electrical line and transformers
  (Overhead lines are in base bid; buried line is an alternate)
- Infrastructure for facilities:
  Utilities (includes Bunkhouse B regardless of whether alternate is accepted)
  Septic System
  Fire suppression system, including fire pump house
- Parking, driveway, walkways, and associated site improvements
Site Plan
Project Goals

- Regional training facility
  - Biologists
  - Land Owners
  - University & school groups
  - Partners
- Conservation & Education
- Public Hunting Program
- Expands capacity of Wildlife Program
- Funded with Hunter Dollars $$