



# TxDOT Stassney Campus Architectural Contracts

## 2022 PEPS Conference

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Section Director

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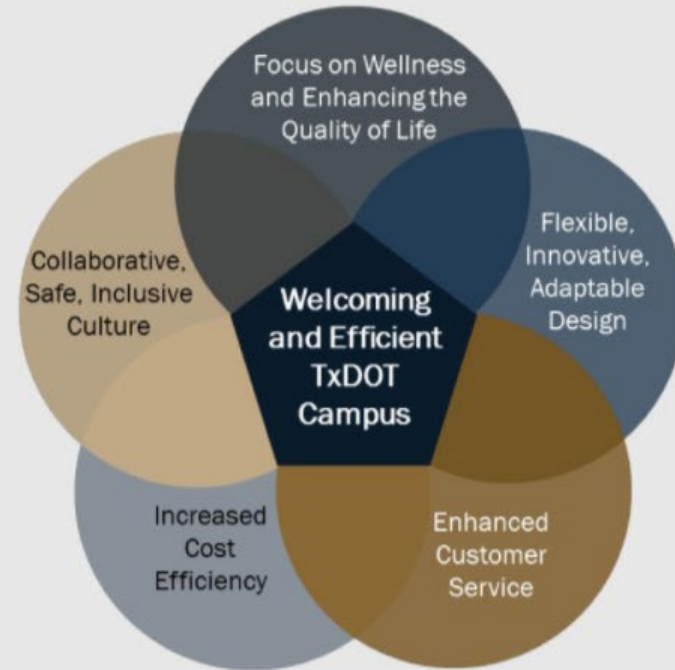
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# Guiding Principles



- What supports TXDOT Mission?
- “Envisioned future” – *welcoming and efficient environment that enables great work and continued success*
- Values – collaborative culture – evolving technologies, flexible design – safe, inclusive and secure
- Guiding principles – “how”



# Stassney Construction

# TxDOT Stassney Campus Site Plan



# Stassney Campus Under Construction



# Stassney Campus Under Construction





# Stassney Campus Under Construction



# One Year of Construction Progress



October 30, 2020

October 30, 2021 – Five Months before Substantial Completion



**Completed April 11, 2022**



# Vertical Construction Phases



Schematic Design



Design Development



Construction Documents



Bidding > Warrantee Management



# Schematic Design (Scope | Schedule | Budget)

- Programing Phase – what are the project requirements
- Percent completion phases – 30%, 60%, 90%, 100% – number of phases will be determined by complexity of the project
- Project will change many times as program is being developed – engineering narratives developed, estimated project cost



## Design Development

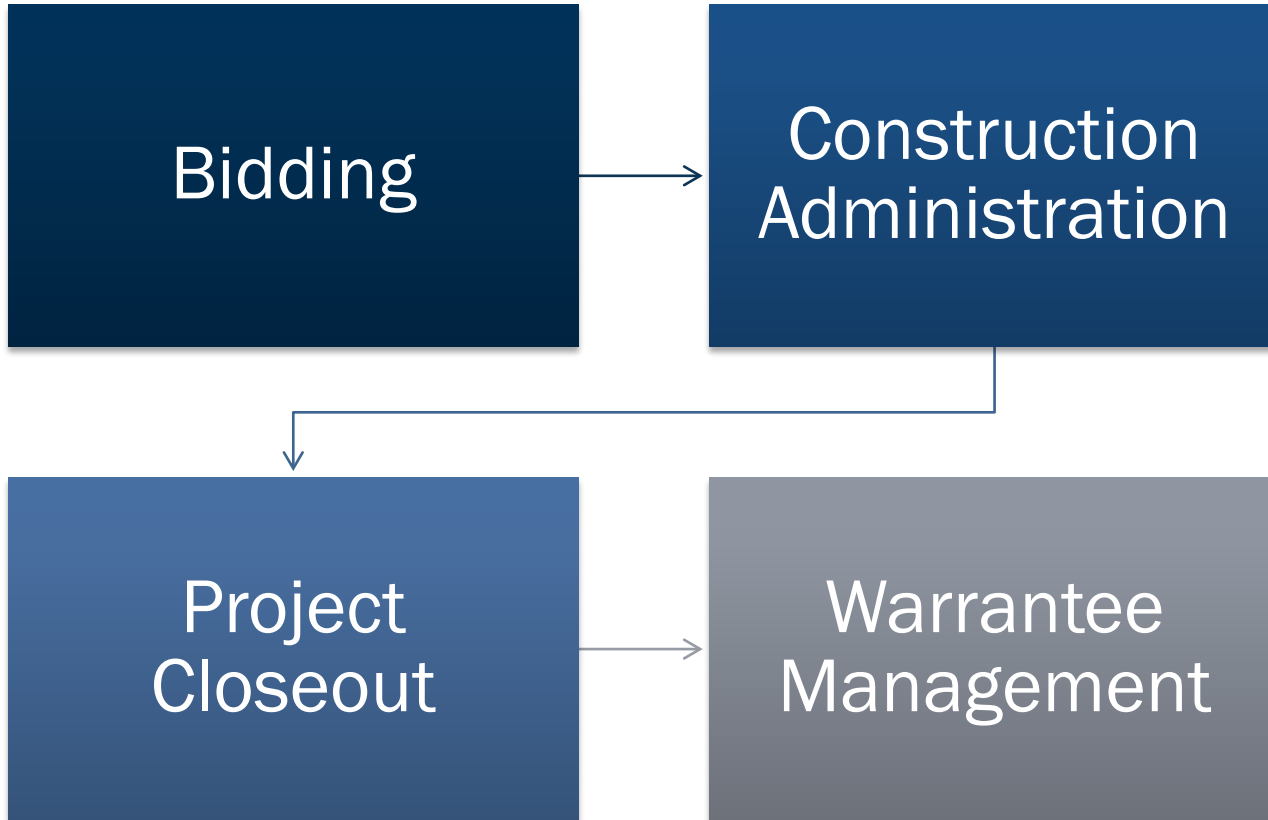
- Program is solid, engineering of all systems are developed based upon architectural backgrounds
- Percent Completion of Phases – 30%, 60%, 90%, 100% – Reviews of these phases critical to success of project by all disciplines – many of the Design Development documents will be incorporated into the Construction Document phase – ongoing estimate development to verify project on track
- Changes to the design within the building envelope, and minor in nature are acceptable, but become more difficult due to the development of all disciplines progress



# Construction Documents

- Changes at this stage of design are discouraged! Coordination between architects and engineers is critical to provide a solid set of plans and Specifications
- Percent Completion – critical that all reviews be complete to verify coordination – 30%, 60%, 90%, 100% – determined by project scope
- Final Project Estimate





# Vertical Construction Delivery



## Design – Bid – Build

- Most common vertical construction delivery process for Support Services Division Project Development
  - Procure Architectural services for Plans, specifications, and project estimates
  - SSD Contract Lettings post the project for proposals and Bids – Public Bid opening, review of qualifications and selection of low bid
  - Selected contractor given notice to proceed with construction

Has the longest duration of project delivery

Low bid drives the selection process

Potential for many change orders – delays due to change orders

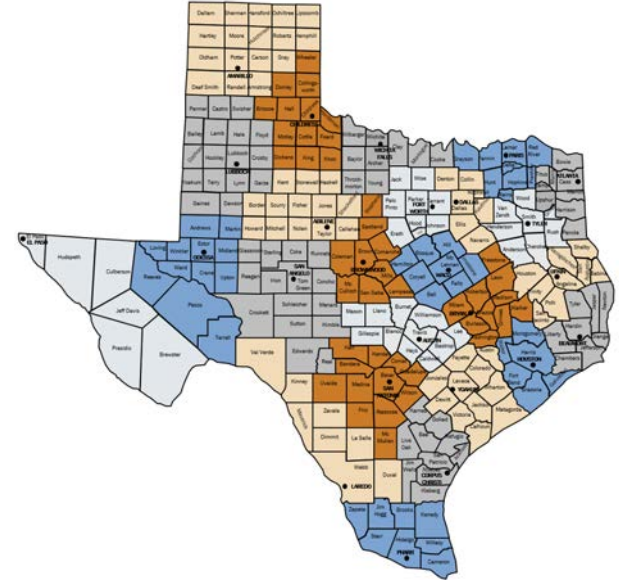


- District Headquarters
- Area Engineer Offices
- Maintenance Facilities
- Equipment storage facilities
- Salt and Brine storage facilities

701 Buildings  
6.5M S.F. of Building  
Space

989 Special Purpose  
Bldgs., 1.6M S.F. of  
Space

1836 Structures  
1.2M S.F. of Space



Office  
Buildings



Special  
Purpose

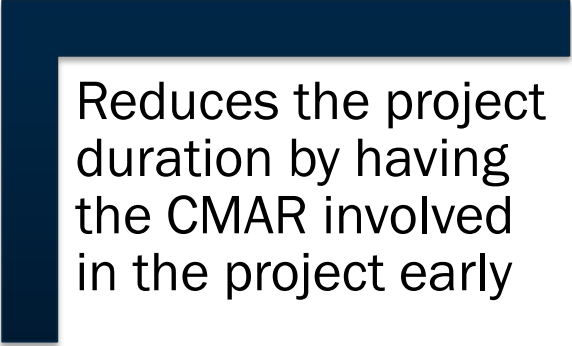


Support  
Structures

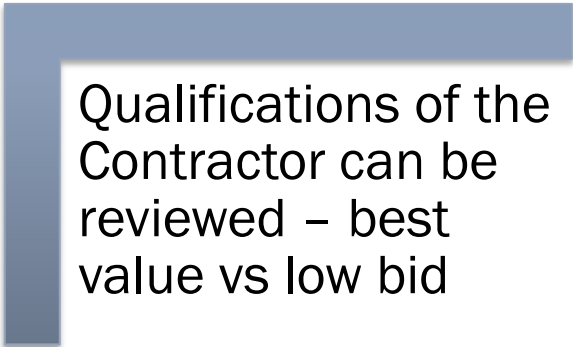


## Construction Manager at Risk (CMAR) - Project Delivery Process utilized for the Stassney Campus

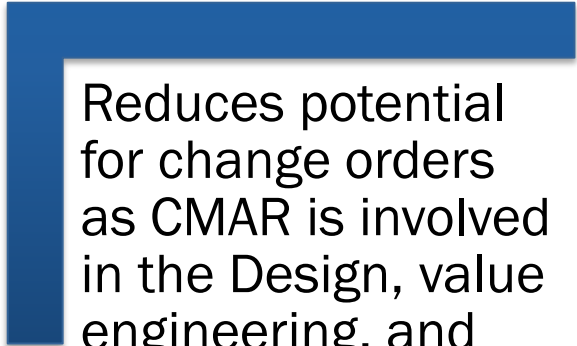
- Procure Architectural services for Plans, specifications, and project estimates through the Design Development phase
- Request for proposals for Construction Project Manager (CPM) for third party inspections and general project management – brought in with Architectural firm to build and support design activities
- During the Schematic Design Phase request for proposals, and selection of CMAR completed – preferred engagement of the CMAR with design team is around 30% Design Development
- CMAR reviews DD documents and develops constructability reviews, material selections, value engineering, and provides a set of pricing options for the Owner, CPM, and Architect to decide upon – reduces the potential for Change Orders as the CMAR is part of the team
- CMAR provides a guarantee max price GMP based upon 100% DD documents
- Project is broken into Bid Packages by the architect for the CMAR to manage the bidding process – Owner, CPM, and Architect review bid packages before final acceptance



Reduces the project duration by having the CMAR involved in the project early



Qualifications of the Contractor can be reviewed – best value vs low bid



Reduces potential for change orders as CMAR is involved in the Design, value engineering, and the bidding process

# Closing Remarks



## **Strong PEPS, and CSD support**

- Early support with dedicated personnel during the selection process of the Architectural firm, and the selection of the Construction project management team
- Developed the CMAR contract for the Stassney project

## **Administration Support**

- Set the guiding principles for the campus
- Selected the workgroup personnel to function as the Client for the Stassney Campus
- Strong engagement throughout the process

## **Design and Construction Team**

- Change management - Guidehouse
- Architecture – Marmon Mok
- CPM – Freese and Nichols
- CMAR – Vaughn Construction

## **A Team Process for Success**

- The Stassney Campus was completed on Schedule, under budget, and within scope – during COVID, and with major supply chain issues – as a team we worked through each issue, and opened the new campus for the TxDOT Employees in May of 2022







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