HUB PARTICIPATION

1. 30% HUB participation goal

2. List of certified HUB firms can be provided upon request

3. Assistance provided with HUB certification

Questions: Magdalene Sandberg – M/WBE & HUB Project Manager
magdalene@acarimg.com | 214.334.6781
One on Ones

Manhattan Construction Group and ACARI will be hosting One on One meetings with interested subcontractors

Contact: Magdalene Sandberg – M/WBE & HUB Project Manager
magdalene@acarimg.com | 214.334.6781
PROJECT TEAM OVERVIEW

ACARI Management Group

Manhattan Construction

CARCON Industries

BRW Architects

Texas A&M Health
AGENDA

1. KEY DATES
2. PROJECT OVERVIEW
3. BIDDING PROCESS
4. PREQUALIFICATION PROCESS
5. OTHER UPCOMING OPPORTUNITIES
Key Dates - Anticipated Pre-Bid Schedule

Dates listed below are tentative and subject to change.

**DATE (TBD)**
HUB/Subcontractor Outreach Event #2

**August 22**
Virtual Pre-Bid (hosted and recorded via Teams)

**August 28**
Receipt of 100% CDs

**August 29**
Site Visit with CMaR and A/E Team
Key Dates - Anticipated Bid Schedule

*Dates listed below are tentative and subject to change.*

**EARLY RELEASE PACKAGE**

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>August 7</td>
<td>IFC Early Release (Demolition)</td>
</tr>
<tr>
<td>August 14</td>
<td>RFIs Due to A/E Team</td>
</tr>
<tr>
<td>August 21</td>
<td>RFI Responses Submitted by A/E Team</td>
</tr>
<tr>
<td>August 28</td>
<td>Demolition Bids Due to CMaR</td>
</tr>
</tbody>
</table>

**REMAINING PACKAGES**

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>August 28</td>
<td>Receipt of 100% CDs</td>
</tr>
<tr>
<td>September 4</td>
<td>RFIs Due to A/E Team</td>
</tr>
<tr>
<td>September 11</td>
<td>RFI Responses Submitted by A/E Team</td>
</tr>
<tr>
<td>September 17</td>
<td>Trade Partner Bids Due to CMaR</td>
</tr>
</tbody>
</table>
Key Dates - Anticipated Post-Bid Schedule

*Dates listed below are tentative and subject to change.*

**September 18 - 22**
Post-Bid Interviews
(Key Trades Only)

**September 25**
Bid Tabulations
Submission to Texas A&M Health

**October 7**
Notice of Award
Project Overview

- Manhattan/CARCON Industries is the Construction Manager at-Risk for Texas A&M Health’s School of Dentistry’s Main Building Renovation

- Renovation of Second, Third, Fourth, and Fifth Floors – Approximately 26,640 SF.

- Scheduled to Begin September of 2024 with a construction schedule of 14 months.

- Manhattan/CARCON Industry’s stated HUB participation goal for this project is 30%.
Project Overview – Second Floor

RESEARCH LAB

- 8,680 SF of Demolition
- 6,910 SF of Open Lab Space
- 1,770 SF of Shell Space
SIM CLINIC

- 9,820 SF of Demolition
- 9,820 SF of Open Floor Space for 130 Stations
- Student Lockers
Project Overview – Fourth Floor

ANIMAL RESEARCH UNIT (ARU)

- 6,400 SF of Demolition
- Excludes ARU Corridor
- 6,400 SF of Holding Rooms, Procedure Rooms, Surgery, and Cash-Wash Station
ARU MEZZANINE / ATTIC

- 1,560 SF of Demolition

- Removal of Existing AHU

- Ducting and Steam Piping

- OFOI AHUs
NORTH AND EAST ROOF

- Second Floor Mechanical Chase to EF-1 and EF-2

- Two (2) New Penetrations for ARU Exhaust Fans; One (1) Existing
Project Overview – Logistics Plan
# Project Overview – Schedule

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Original Duration</th>
<th>Start</th>
<th>Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>TAMU School of Dentistry Renovation</td>
<td>360</td>
<td>09/20/23A</td>
<td>12/03/25</td>
<td></td>
</tr>
<tr>
<td>Milestones</td>
<td></td>
<td>300</td>
<td>09/05/24</td>
<td>10/29/25</td>
</tr>
<tr>
<td>TAMU SOD</td>
<td></td>
<td>300</td>
<td>09/05/24</td>
<td>10/29/25</td>
</tr>
<tr>
<td>M50</td>
<td>Overall Construction Timeline</td>
<td>300</td>
<td>09/05/24</td>
<td>10/29/25</td>
</tr>
<tr>
<td>M51</td>
<td>ARU Renovation - Phase 1 / 3rd Flr Structural Modifications</td>
<td>40</td>
<td>09/05/24</td>
<td>10/30/24</td>
</tr>
<tr>
<td>M55</td>
<td>SIMS Clinic Construction</td>
<td>186</td>
<td>09/18/24</td>
<td>06/04/25</td>
</tr>
<tr>
<td>M57</td>
<td>Research Lab Construction</td>
<td>150</td>
<td>09/25/24</td>
<td>04/22/25</td>
</tr>
<tr>
<td>M58</td>
<td>ARU Renovation - Phase 1</td>
<td>222</td>
<td>10/02/24</td>
<td>08/07/25</td>
</tr>
<tr>
<td>M59</td>
<td>ARU Renovation - Phase 2</td>
<td>59</td>
<td>08/08/25</td>
<td>10/29/25</td>
</tr>
<tr>
<td>M52</td>
<td>Contract Substantial Completion</td>
<td>0</td>
<td>10/29/25</td>
<td></td>
</tr>
</tbody>
</table>
Bidding Process

Manhattan Construction Company

McClain Aquatic & Recreation Center

Package Number: BP 018
Package Name: Tilt Wall Concrete Assemblies

Specification Sections:
Division 00: Procurement and Contracting Requirements, pertinent portions thereof applicable to the work to be performed under this Subcontract.
Division 01: General Requirements, pertinent portions thereof applicable to the work to be performed under this Subcontract.

Tilt Wall Concrete Assemblies:
Section 033000: Cast-in-Place Concrete, per this Subcontract;
Section 034710: Tilt-Up Concrete, complete;
Section 039100: Cast-in-Place Architectural-
Section 079200: Joint Sealants, perintent port Subcontract;
Section 07-  Water Repellants, complete.

4. LEED Certification Requirements 4.1
A. Subcontractor acknowledges that this is to be a LEED certified building and will incorporate all components of LEED requirements into this Subcontract.
B. Subcontractor shall verify that all equipment supplied shall meet Design intent of Energy usage as required by the Contract Documents.
C. Subcontractor shall provide all required coordination to support the Project’s Construction Indoor Air Quality management plan as required by the Contract Documents and LEED.

5. Manhattan Construction has committed to a project M/WBE goal of 30%. This subcontractor shall immediately notify Manhattan of any deviation from the subcontractors stated participation goal and submit a plan towards meeting the stated goal and provide documentation a good faith effort was made to M/WBE participation goal. Subcontractors who do not meet their documentation acceptable to The City of DeSoto a good faith effort M/WBE goal. Provide documentation listing the date, company name and description of work or material pricing requested for each M/ company solicited for pricing on this project. M/WBE subcontract one of the following organizations:

a. North Central Texas Regional Certification Agency (NCTRCA)
b. Dallas/Fort Worth Minority Supplier Development Council (DFW)

ALTERNATES
1. Erection of Tilt Wall Panels
2. Painting / Staining of Tilt Wall Panels

UNIT PRICING DESCRIPTION:
A. Sandblasting of Tilt Wall Panels ($/SF)
B. Casting Bed ($/SF)
C. Architectural Form Liner ($/SF)
D. Concrete Painting / Staining ($/SF)
E. Cold / Hot Weather Placement
Project Bid Form

General Acknowledgments

* Proposer has an Executed Manhattan Master General Provisions
* Acknowledge all issued Addenda and Bid Clarifications (list in response as 1, or 1-2, etc)
* Acknowledge all issued RFI Responses (list in response as 1, or 1-2, etc)

SAFETY - The Bidder certifies to the following Experience Modification Rates (EMR) and Incidence Rates for the three (3) most recent years:

* 2023 EMR
* 2022 EMR
* 2020 EMR

* Bidder acknowledges that they have reviewed the Bid Documents including but not limited to Drawings, Specifications, Reports, General Conditions, Special Conditions, Invitation to Bid, Information to Bidders, Insurance Requirements and Preliminary Schedule and accepts their conditions without any changes or modifications.
* Base Bid pricing EXCLUDES Sales Tax per State of Texas requirements

MWBE:

* M/WBE Participation Percentage

Bond Information

* Proposal EXCLUDES the cost of a Performance & Payment Bond
* Can you provide a Performance and Payment Bond if requested
* Bonding Company Name
* Performance and Payment Bond Premium Cost (Do not include in your Bid Amount)
### Scope-Specific Bid Form

**Line Items**

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>* Tilt-Up Concrete Panels (excluding Erection)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>* Casting Beds</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>* Form Liners</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>* Sandblasting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Base Bid</strong></td>
<td></td>
<td></td>
<td><strong>$0</strong></td>
</tr>
</tbody>
</table>

**Alternates**

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>* Erection of Tilt Wall Panels</td>
<td></td>
</tr>
<tr>
<td>* Painting of Tilt Wall Panels</td>
<td></td>
</tr>
<tr>
<td>* Concrete Foundations (Submit Bid Form via BP 03a)</td>
<td></td>
</tr>
<tr>
<td>* Concrete Paving (Submit Bid Form via BP 32a)</td>
<td></td>
</tr>
</tbody>
</table>

**Inclusions**

- Bidder has reviewed relevant Scope of Work documents and bid the work accordingly, or has submitted the document with noted exceptions.
- Bidder has reviewed the project schedule and bid the work accordingly, or has submitted the document with noted exceptions.
Bidding Process – Post-Bid Interviews

Trade partners must take into consideration the following during the process of preparing bid proposals…

1. All Contractors must submit a **Proposal** and all required Bid Materials on the **Date and Time provided**
2. Contractors whose scopes are deemed **competitive** and complete may be selected for **interviews** with the **project team** (This may consist of 2-3 contractors).
3. Contractors being interviewed may be asked a series of questions including, but not limited to the following:

   - **Pricing**
   - **HUB Participation**
   - **Staffing and Personnel**
   - **Schedule**
   - **Scope of Work**
   - **Project Experience**
   - **Safety**

4. The **Evaluation Team** will be made up of CMaR personnel and may include members of the Ownership Group and/or the Design Team.
5. Note that the **contractor selected** for award of each subcontract/purchase order will be the contractor whose proposal is **most advantageous** to Manhattan, the Ownership Group, and the Design Team. Manhattan is not bound to accept the lowest priced proposal if that proposal is not in the best interest of the parties listed above.
Bidding Process

Prequalification – TradeTapp Application

Click HERE to access our prequalification request page

PREQUAL REQUIREMENTS

- W9
- 3 Year Financials
- 3 Year EMR
- Executed Manhattan’s General Provisions (MGP)

WHO NEEDS TO PREQUAL?

- First Tier Trade Partners
W9 REQUIREMENTS

- Legible / Typed
- Signed in the past 30 days
- Full Entity Name
- Full DBA (inc “DBA” parenthesized)
QUESTIONS?
Upcoming Opportunities – Manhattan

TOYOTA STADIUM RENOVATION

HARWOOD NO. 15 OFFICE TOWER

THE VILLAGE – CAMPUS EXPANSION

FAITH CHRISTIAN CENTER
Upcoming Opportunities – CARCON Industries

 TEXAS A&M FT. WORTH LAW SCHOOL

 DART MODERNIZATION PROGRAM

 KAY BAILEY HUTCHINSON CONVENTION CENTER

 DFW TERMINAL F CONCOURSE & SKYLINK STATION
CLOSING REMARKS