

# Lillian Street Dorm at Tarleton State



# PROJECT TEAM OVERVIEW

Manhattan Construction

CARCON Industries

PGAL, INC

Tarleton State University

Texas A&M



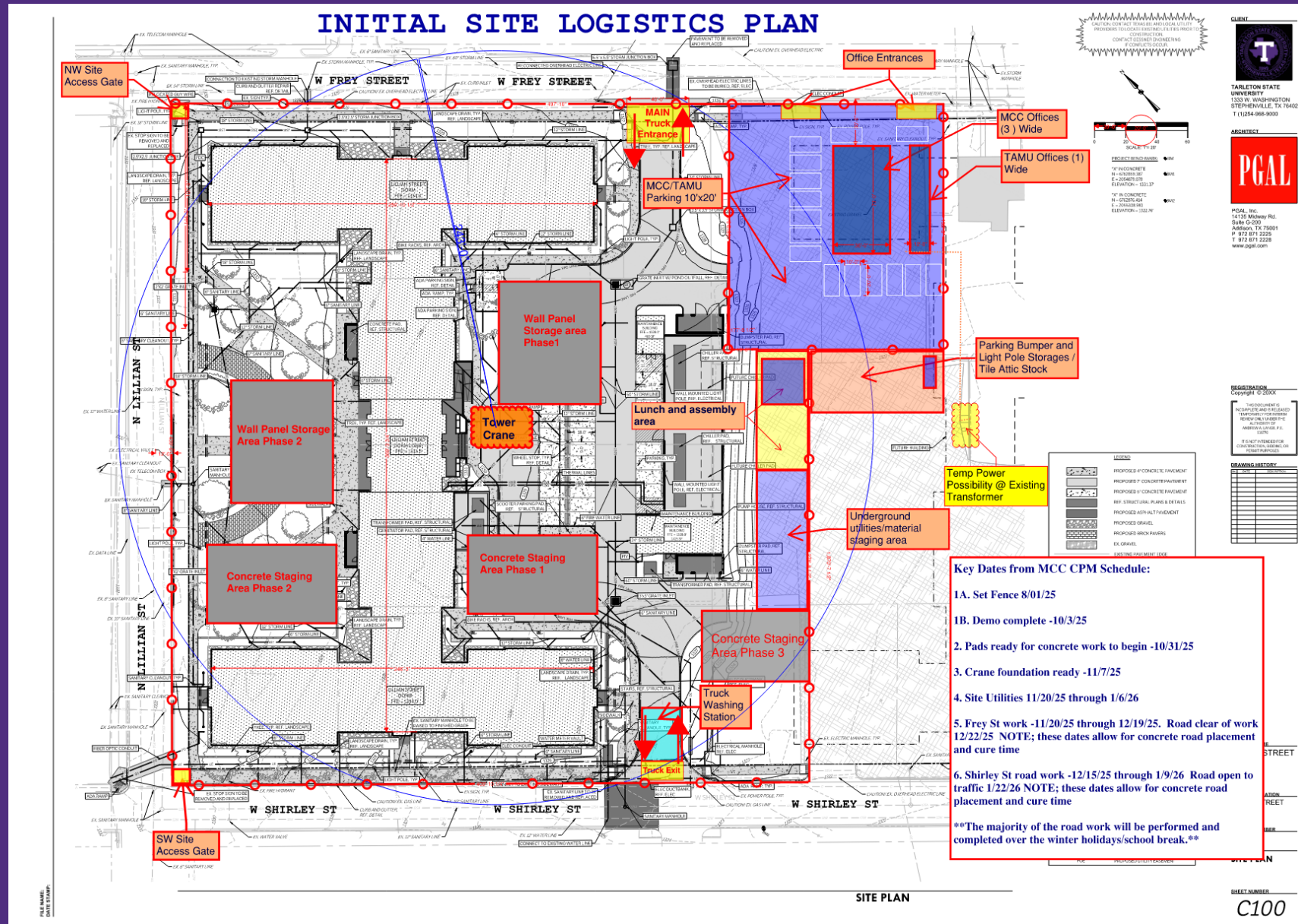


# Project Overview - Logistics





# Project Overview - Logistics





# Project Overview - Logistics

PROJECT NOTES & MILESTONES					
MILE-100	Design Build Notice to proceed / Design Kickoff Meeting	0	0	09/16/24A	
MILE-103	Submit GMP for Approval	0	0	05/07/25A	
MILE-105	Notice to Proceed for Constructon	0	0	07/11/25	
MILE-110	Construction Duration (Calendar Days)	922	922	07/11/25	01/18/28
MILE-120	Construction Substantial Completion	0	0		01/18/28
MILE-130	Owner Occupancy	0	0		02/08/28
MILE-140	Facilities in Operation	0	0		03/06/28

MILE-100	Design Build Notice to proceed / Design Kickoff Meeting	0	0	09/16/24A	
MILE-103	Submit GMP for Approval	0	0	05/07/25A	
MILE-105	Notice to Proceed for Constructon	0	0	07/11/25	
MILE-110	Construction Duration (Calendar Days)	922	922	07/11/25	01/18/28
MILE-120	Construction Substantial Completion	0	0		01/18/28
MILE-130	Owner Occupancy	0	0		02/08/28
MILE-140	Facilities in Operation	0	0		03/06/28

MILE-100	Design Build Notice to proceed / Design Kickoff Meeting	0	0	09/16/24A	
MILE-103	Submit GMP for Approval	0	0	05/07/25A	
MILE-105	Notice to Proceed for Constructon	0	0	07/11/25	
MILE-110	Construction Duration (Calendar Days)	922	922	07/11/25	01/18/28
MILE-120	Construction Substantial Completion	0	0		01/18/28
MILE-130	Owner Occupancy	0	0		02/08/28
MILE-140	Facilities in Operation	0	0		03/06/28



# Key Dates – Anticipated Pre-Bid Schedule

*Dates listed below are tentative and subject to change. Changes to the schedule will be issued via BuildingConnected.*

**July 8th**

Virtual, Non-Mandatory Pre-Bid

**July 16th**

100% DDs Bids Due

**July 17th**

Receipt of 100% CDs



# Key Dates – Anticipated Bid Schedule

*Dates listed below are tentative and subject to change. Changes to the schedule will be issued via BuildingConnected.*

**July 17th**

Receipt of 100% CDs

**July 17th**

ITB for 100% CDs (For those who sent in proposals)

**July 31th**

Reconciled Proposals Due for 100% CDs



# Key Dates – Anticipated Post-Bid Schedule

*Dates listed below are tentative and subject to change. Changes to the schedule will be issued via BuildingConnected*

**August 4<sup>th</sup>-15<sup>th</sup>**

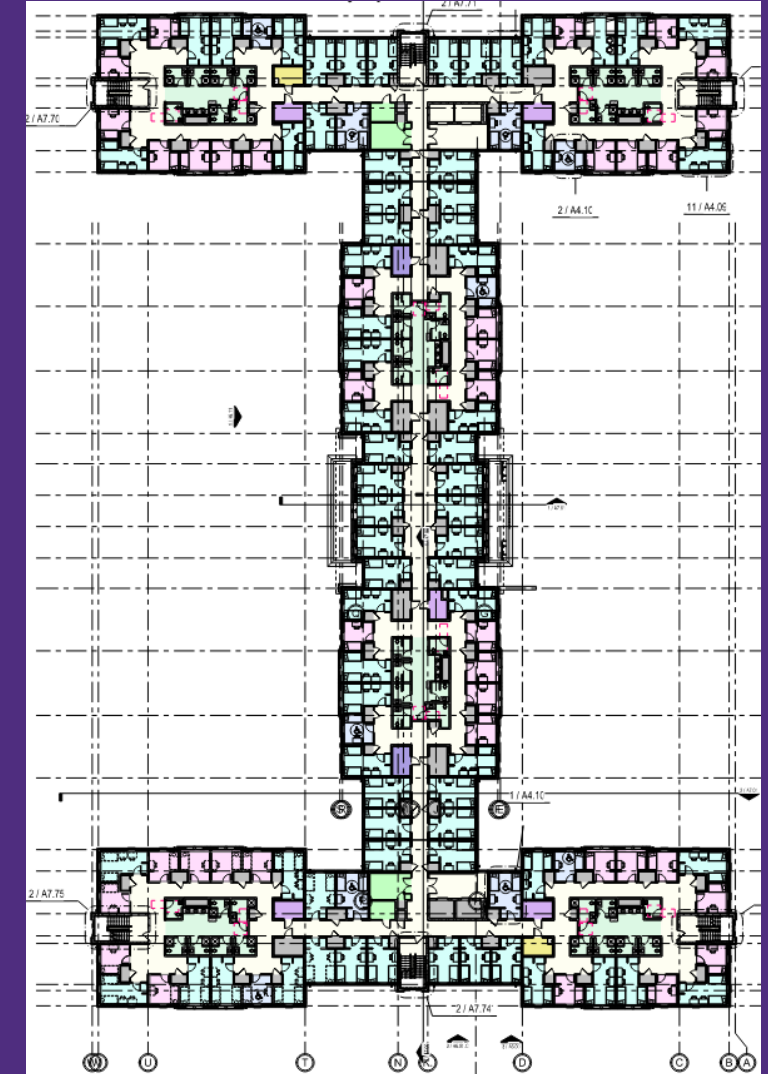
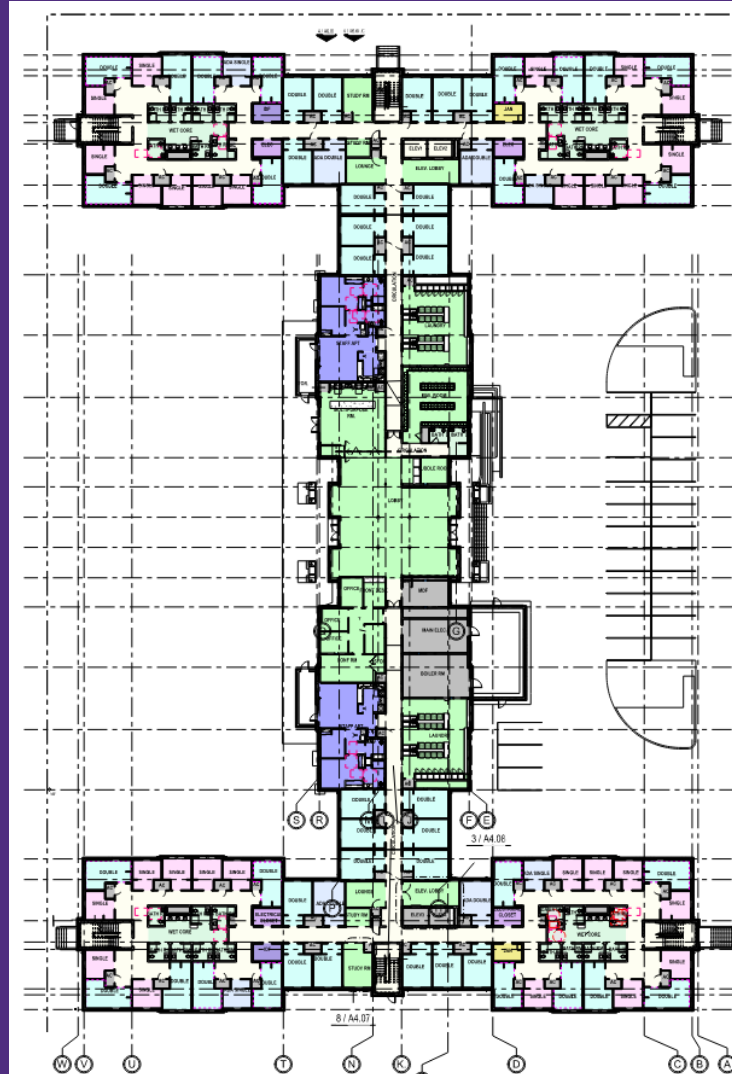
Post-Bid Interviews  
(Key Trades Only)

**August 18<sup>th</sup>-22<sup>nd</sup>**

Bid Tabulations  
Submission to Texas A&M

**September**

Notice of Award





# Project Overview

- Manhattan/CARCON Industries is the Construction Manager at-Risk for Lillian Street at Tarleton State University in Stephenville Texas
- Five story building with an attic space – Approximately 210,500 SQFT
- Scheduled to Begin August of 2025 with a construction schedule of 30 months
- Manhattan/CARCON Industries stated HUB participation got for this project is 35%

# Project Overview

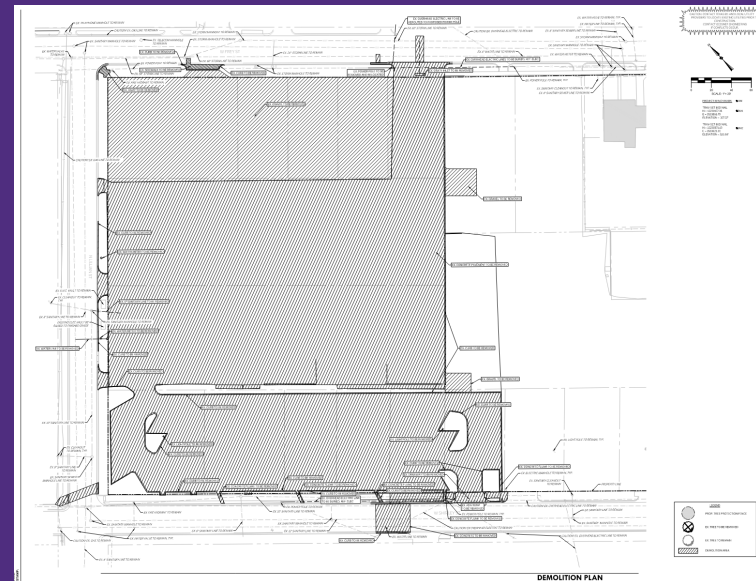
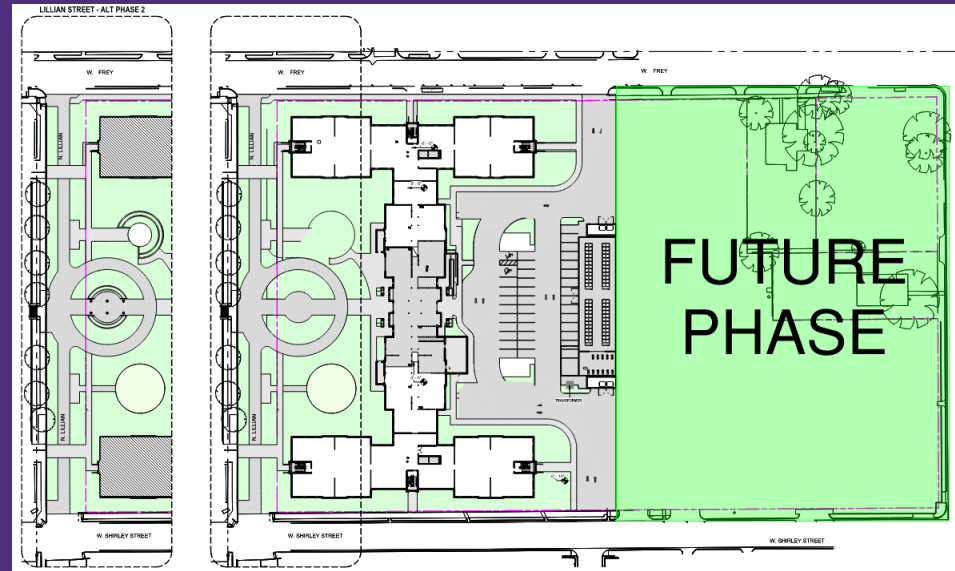
## SITE PLAN

❖ 145,000 SQFT Paving Removal

❖ 5,400 SQFT Chiller Yard

❖ Alternate for Lillian Street Expansion

❖ Future Phase After Completion





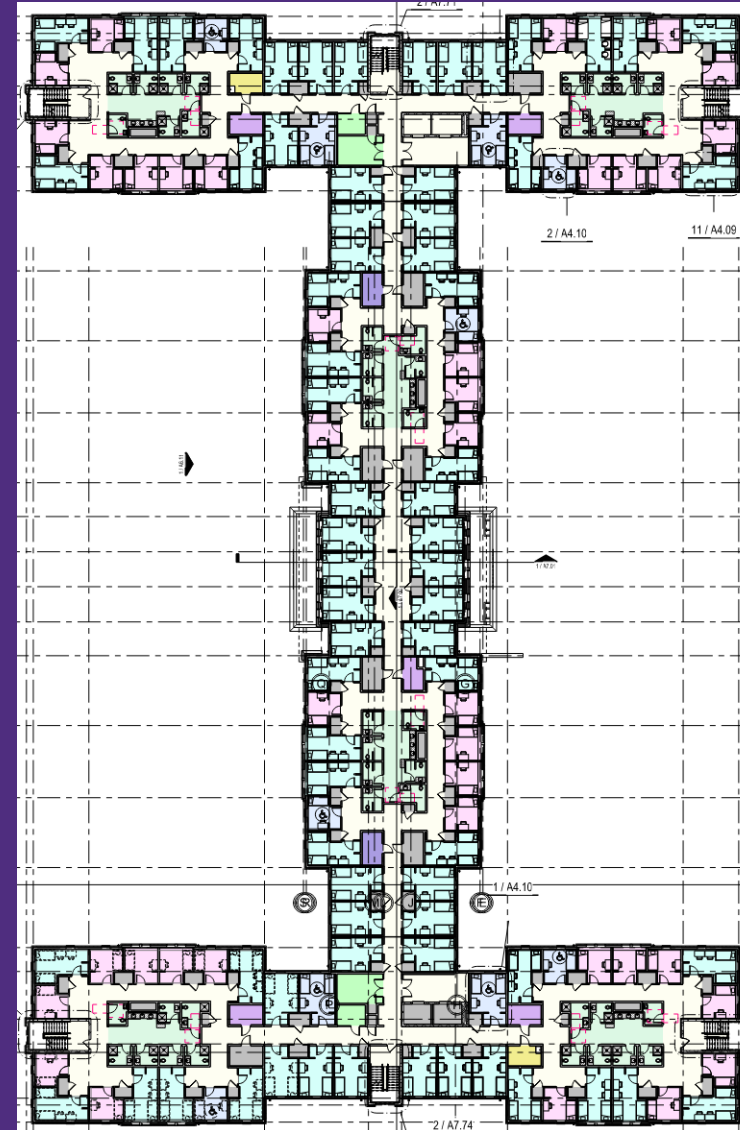
# LEVEL 1

- [illegible]

# Project Overview

## LEVELS 2-5

- ❖ 173,950 SQFT
- ❖ 24 Wet Core Bathrooms
- ❖ 304 Double Suite Units
- ❖ 176 Single Units
- ❖ Grand Total 564 Units & 920 Beds

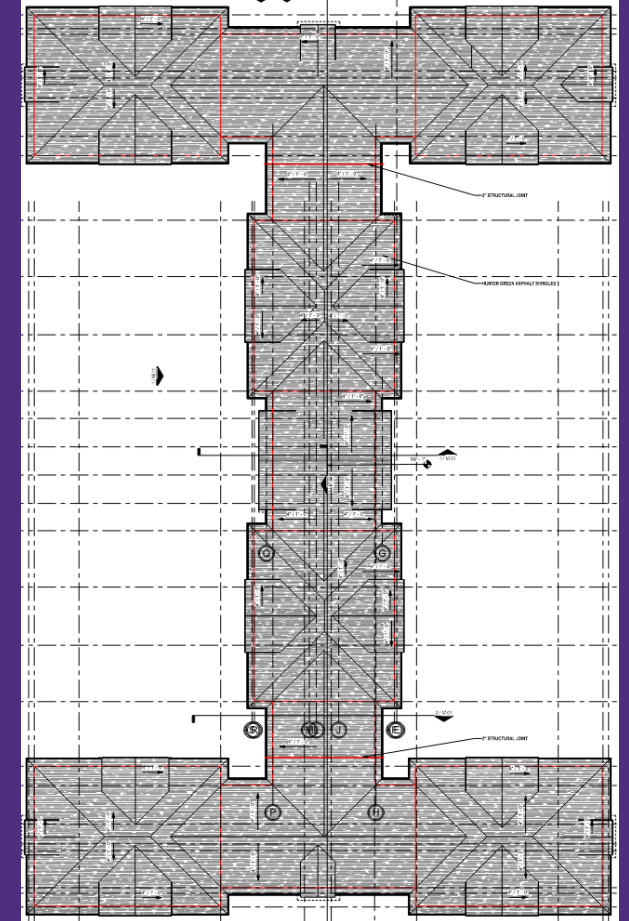
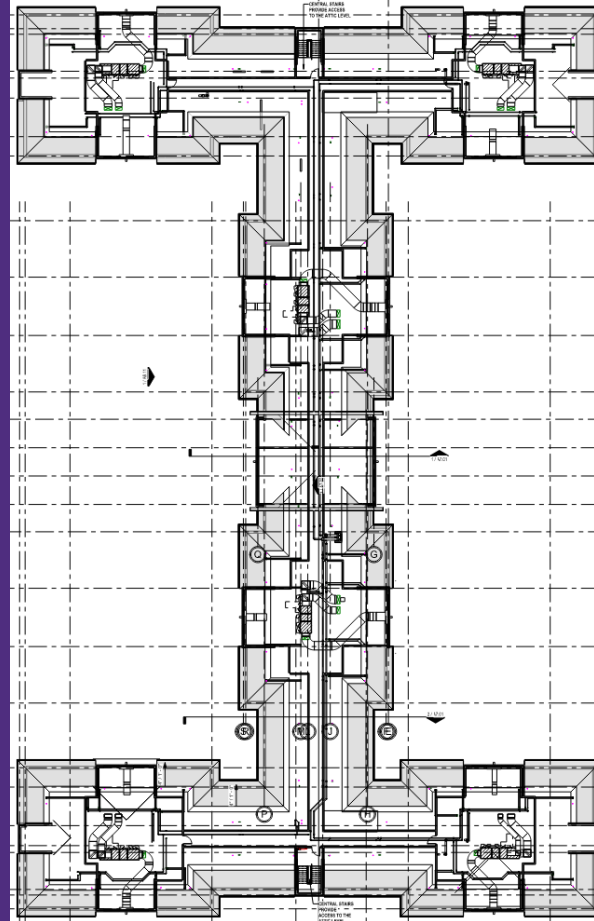




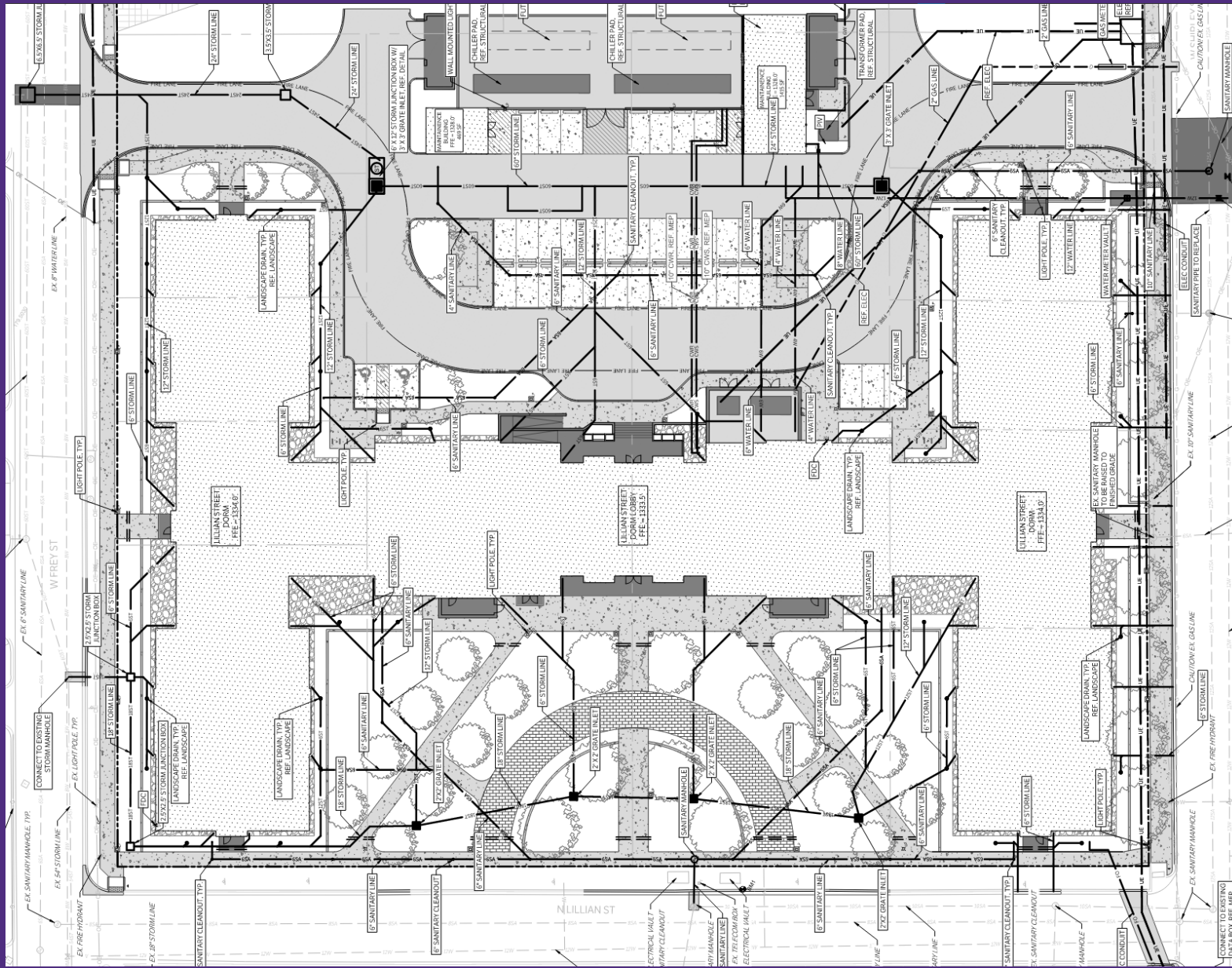
# Project Overview

## ATTIC / ROOF

- ❖ 14,000 SQFT Attic Space
- ❖ 6 Outside Air Handling Units
- ❖ Asphalt Shingle Roof

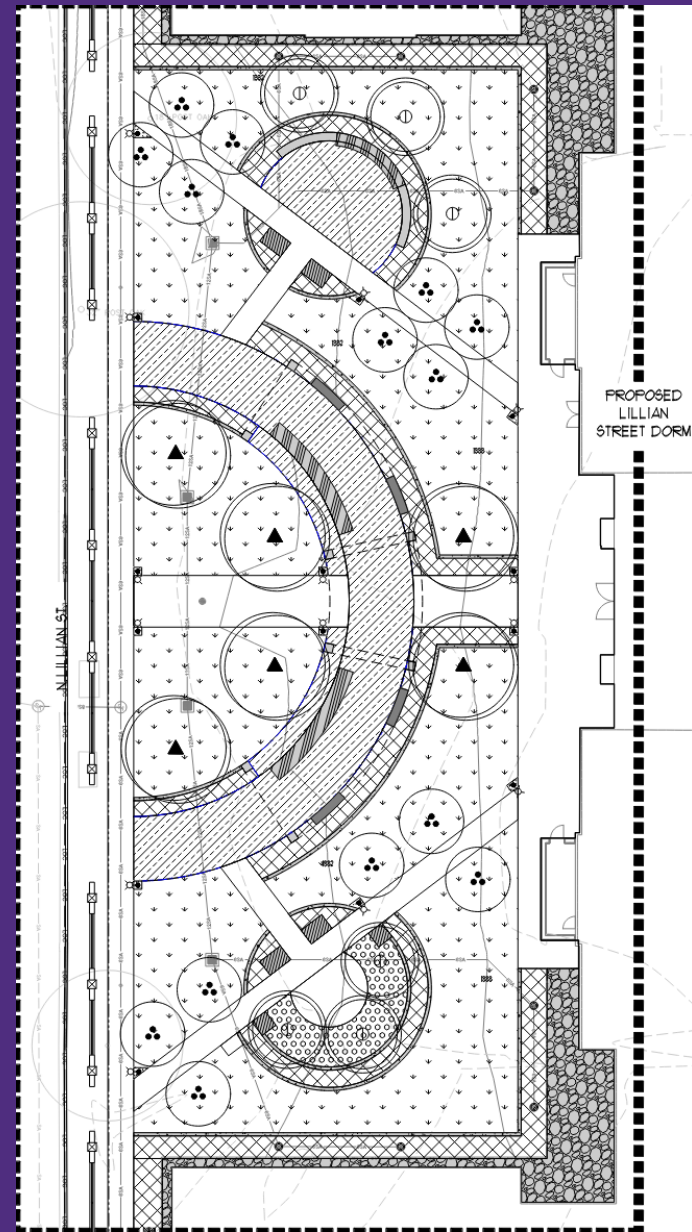
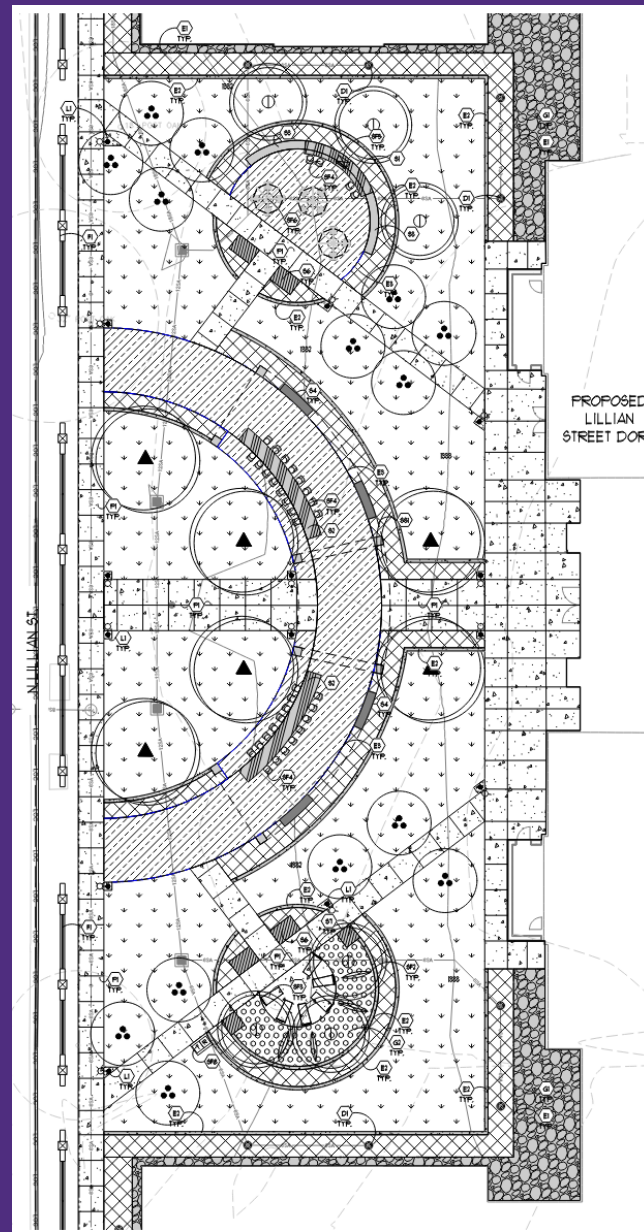
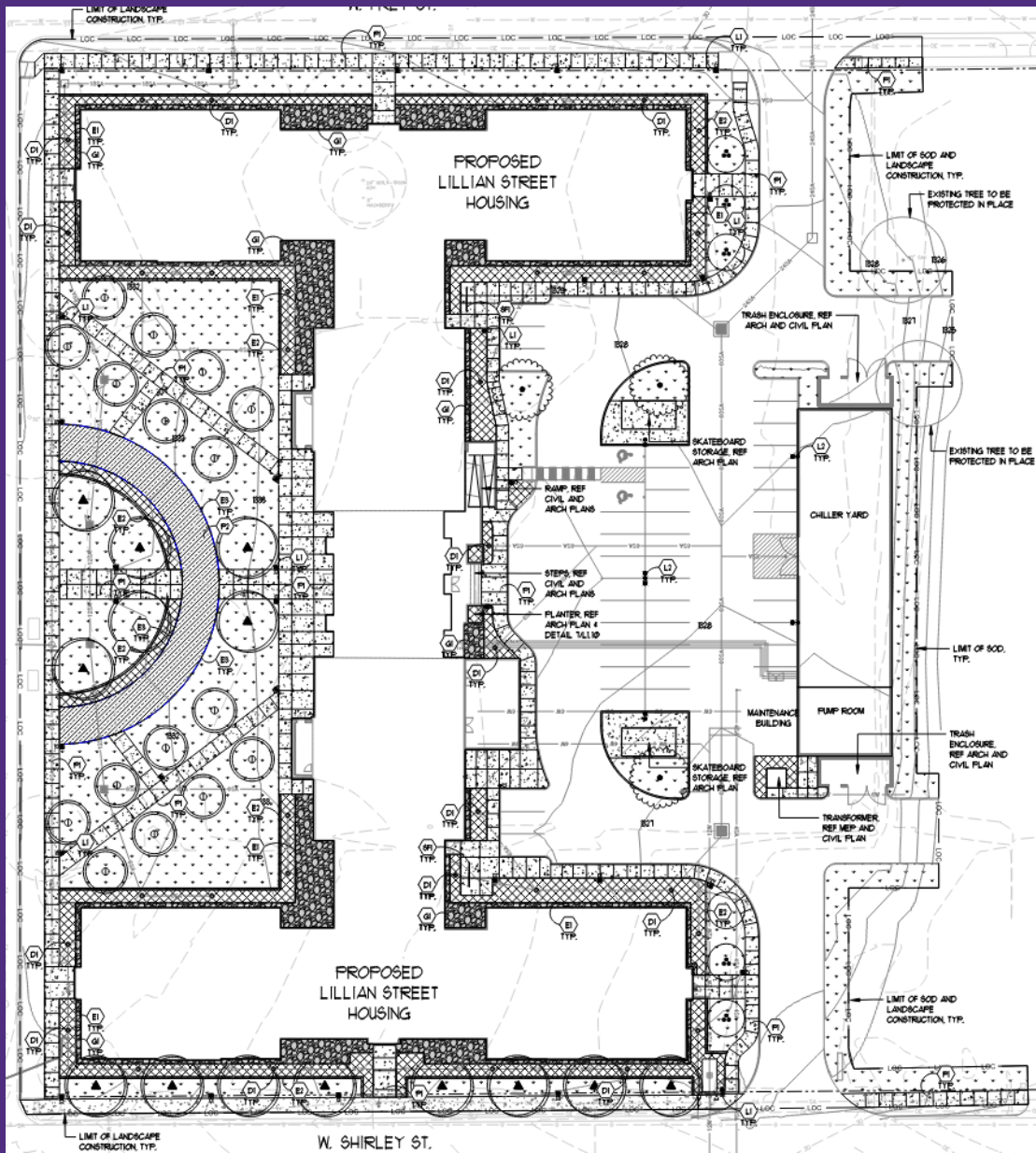


# Project Overview – Utilities



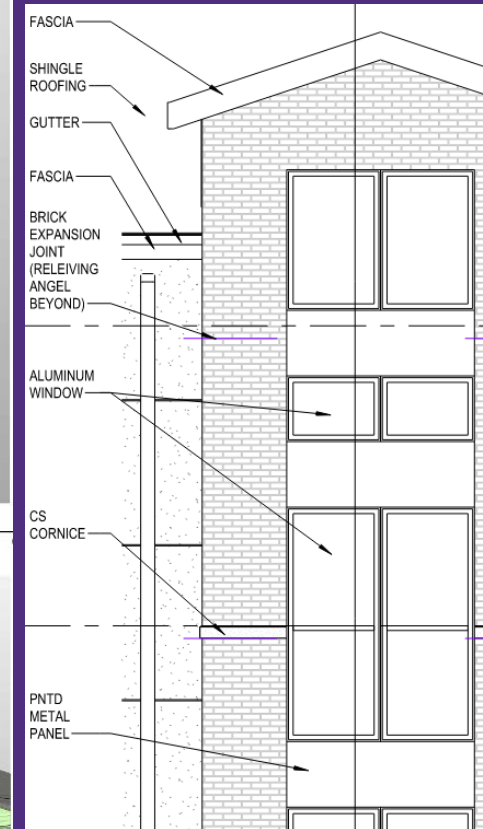
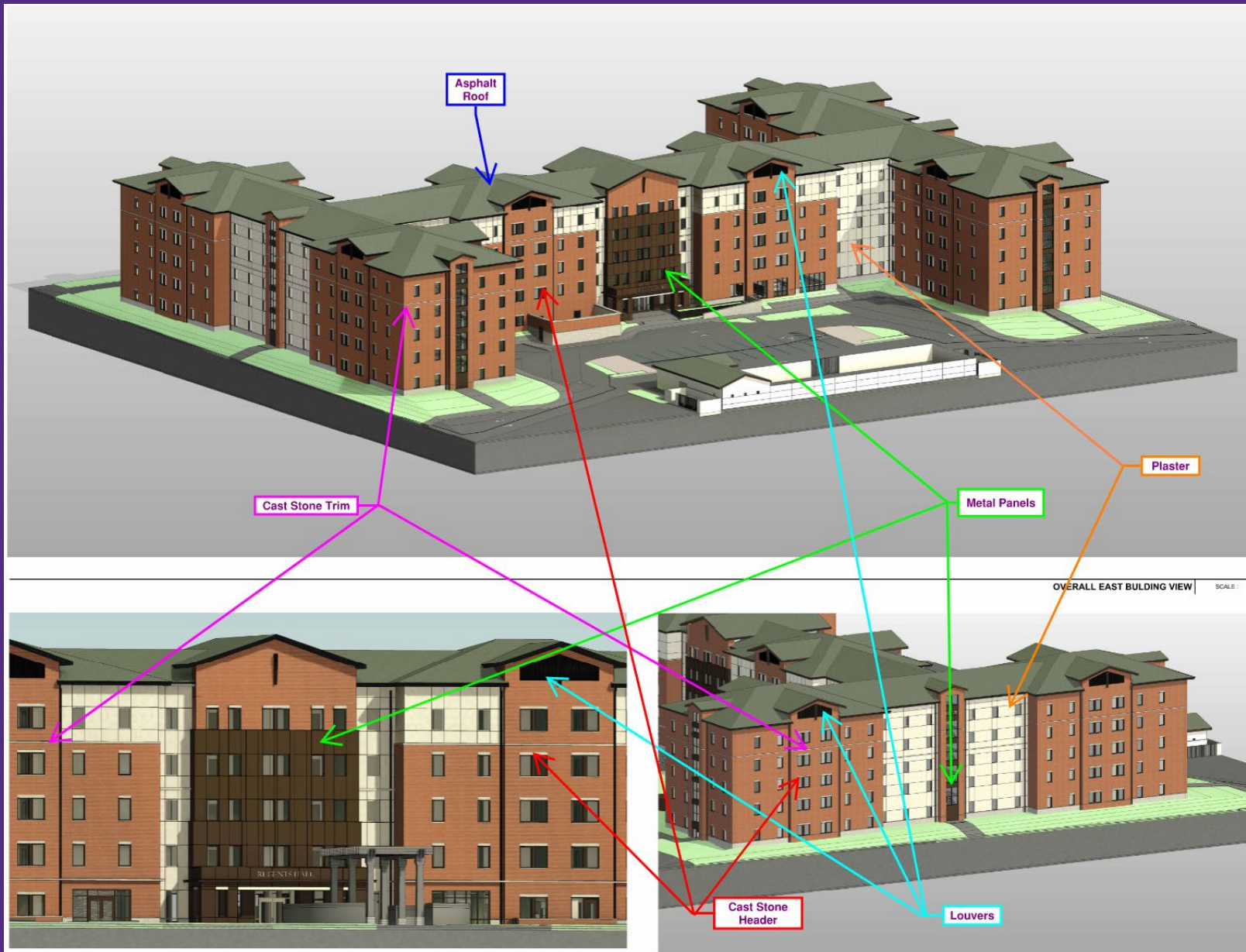
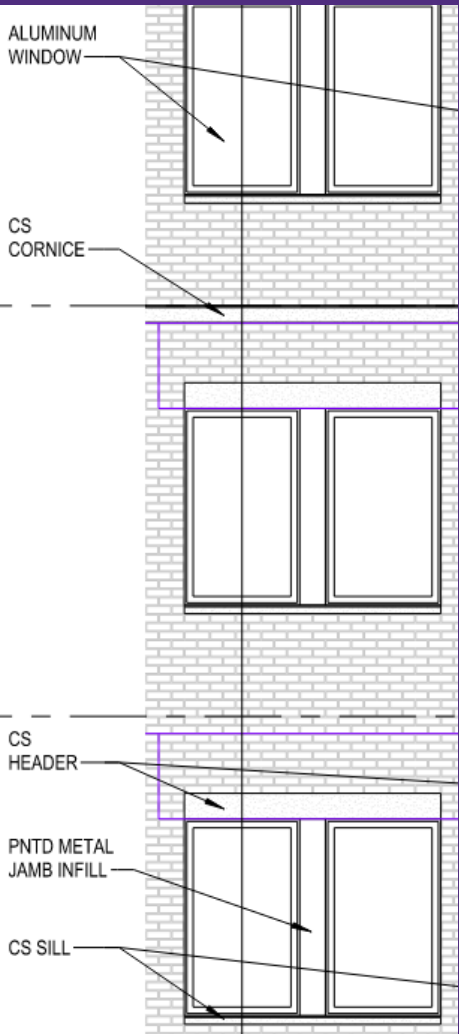


# Project Overview – Landscape



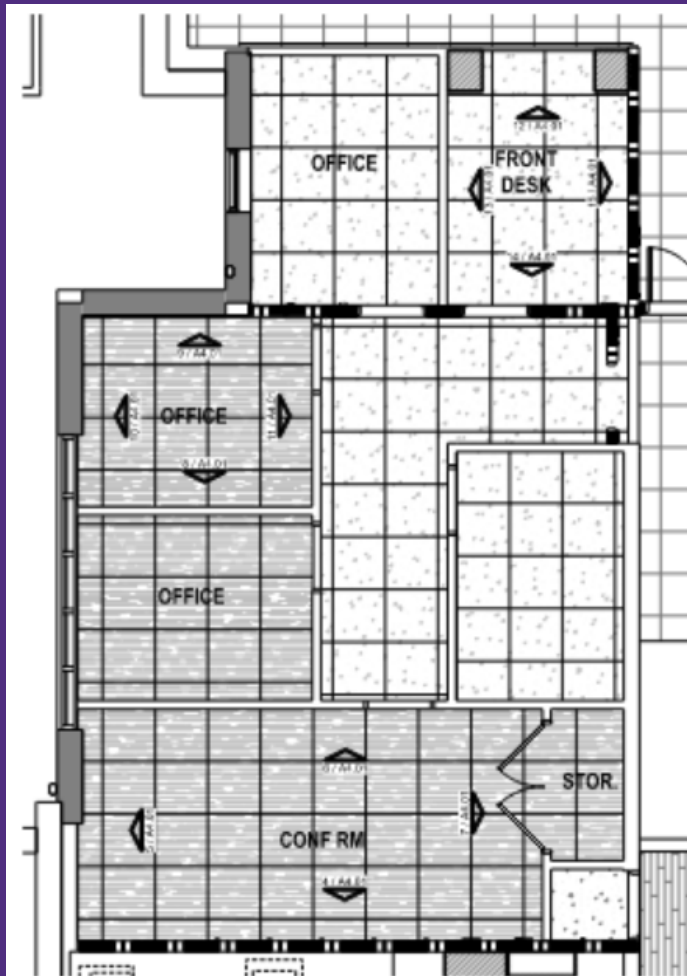


# Project Overview – Façade

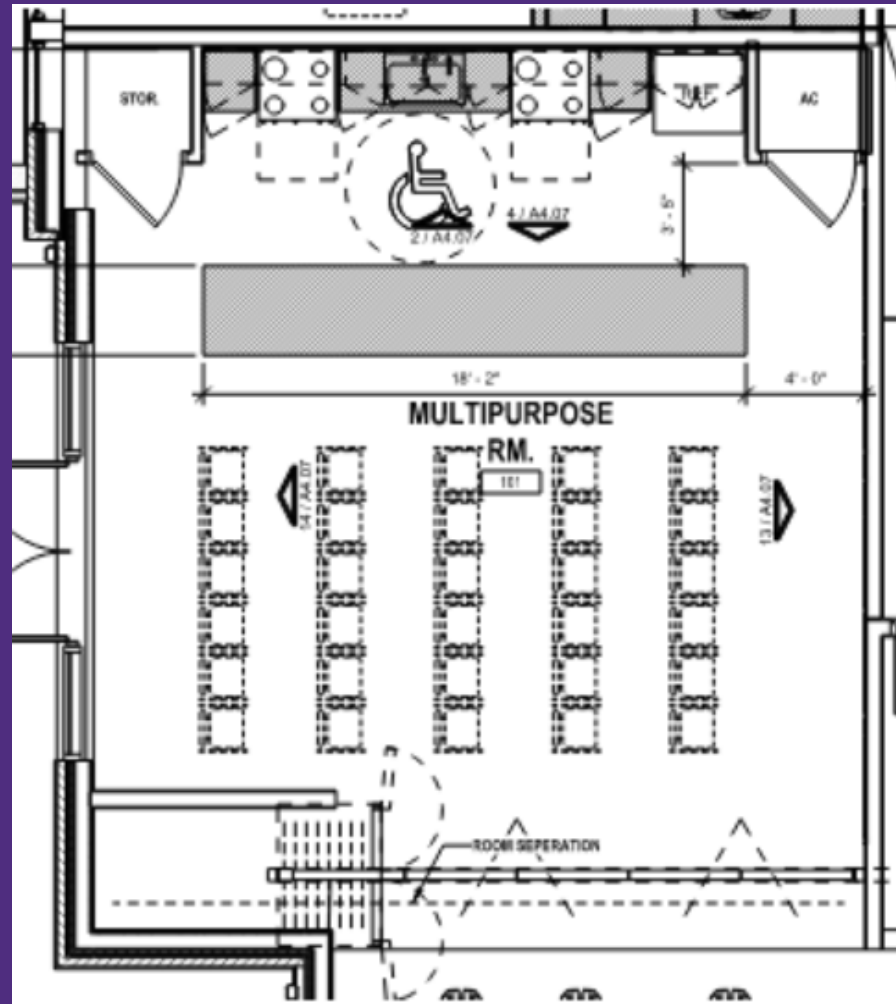




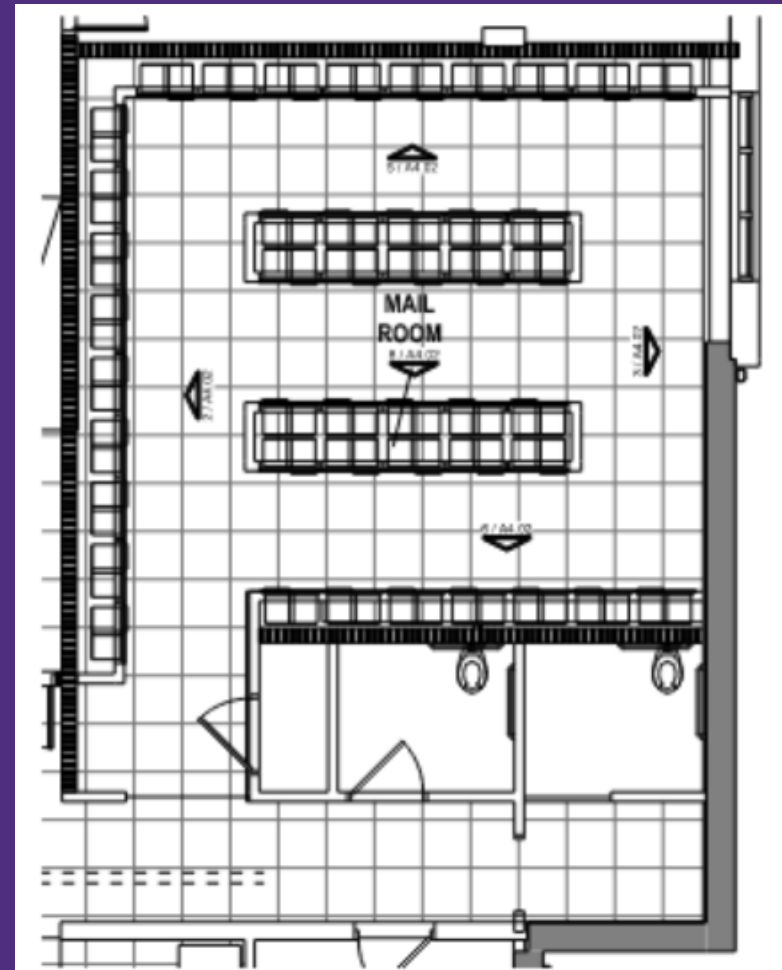
# Project Overview – Interiors



ADMIN SPACE\_ENLARGED FINISHES PLAN SCALE : 1/4" = 1'-0" 2

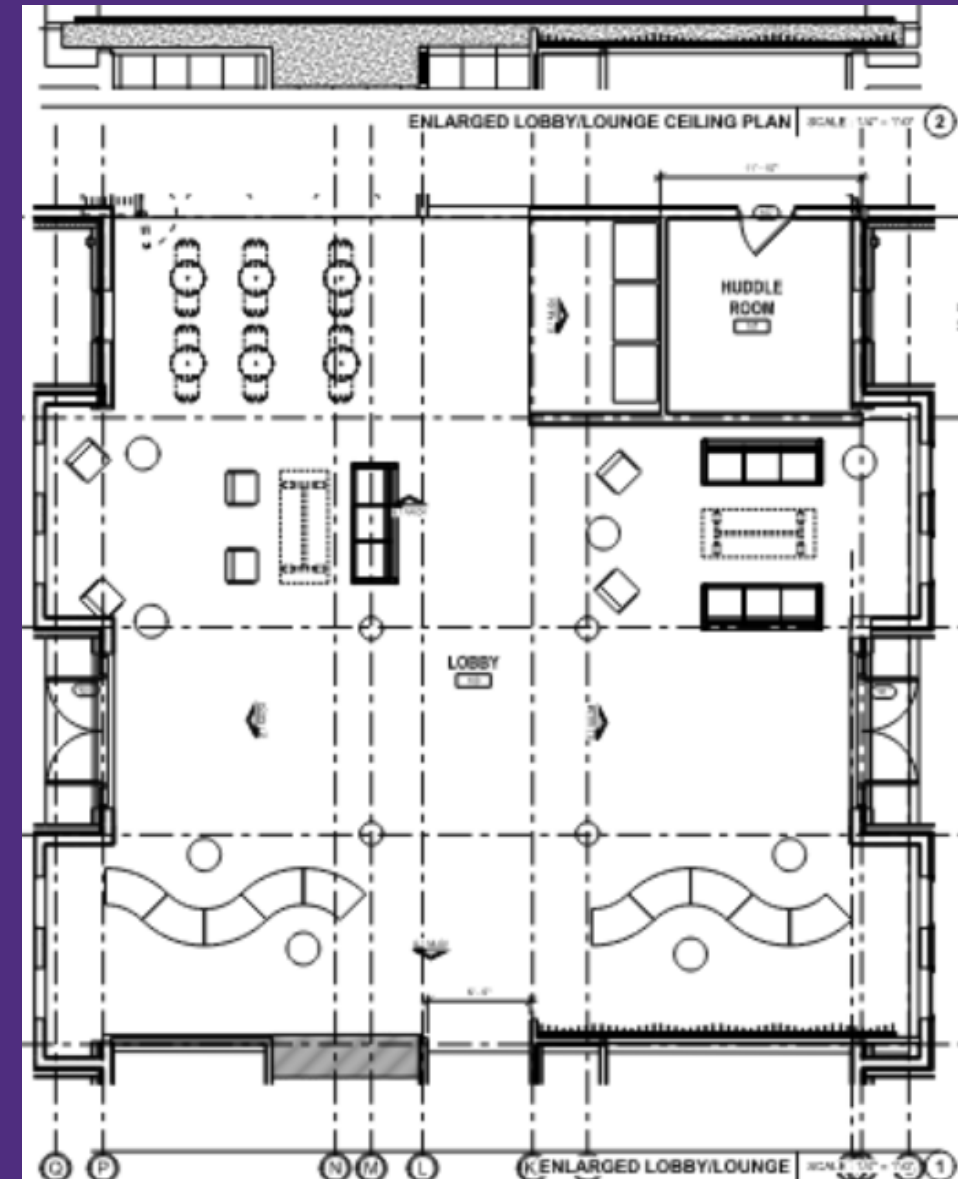
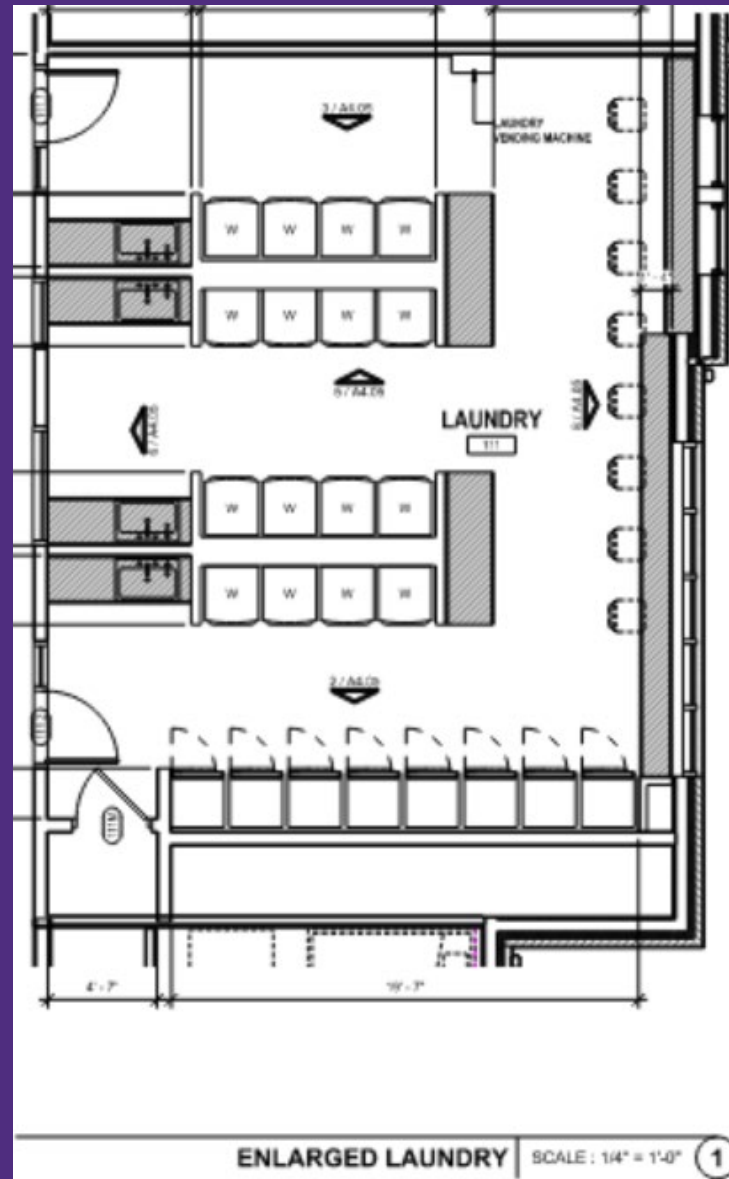
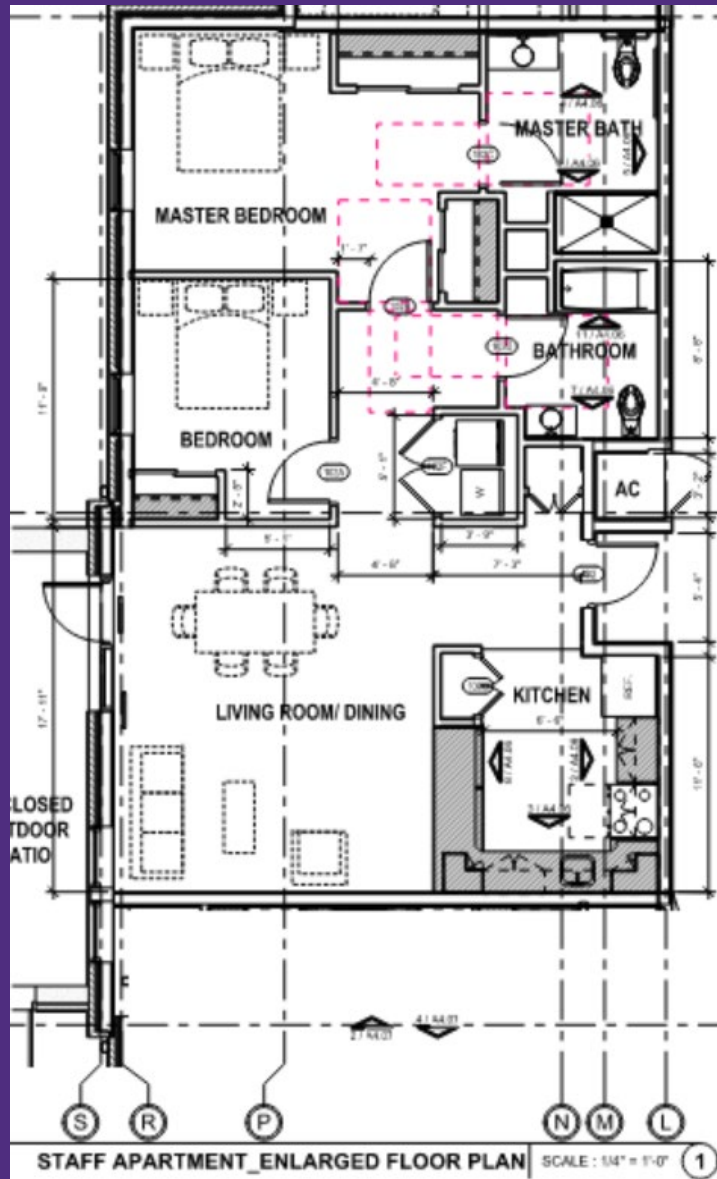


ENLARGED MULTIPURPOSE SCALE : 1/4" = 1'-0" 1



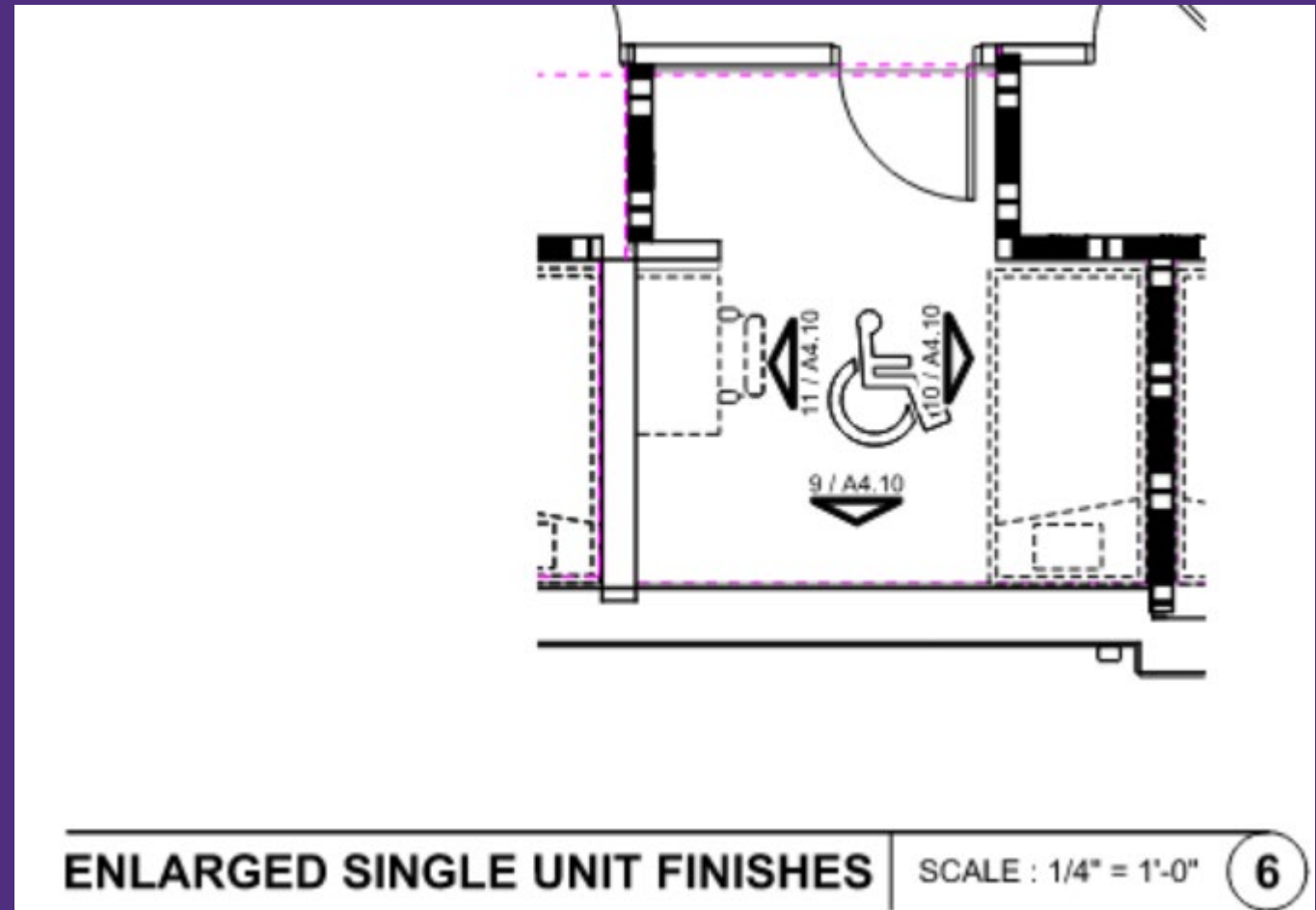
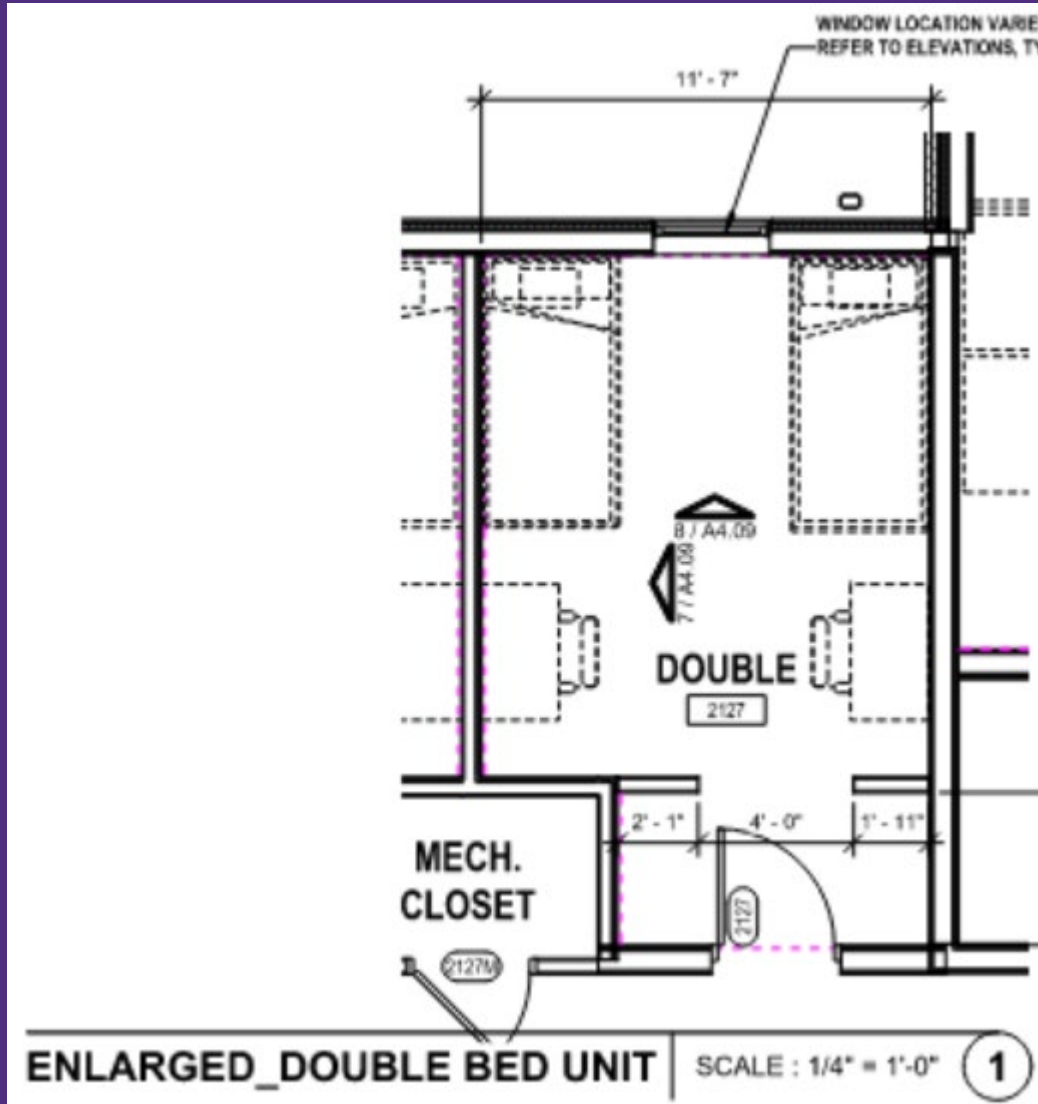
ENLARGED MAIL ROOM FINISHES SCALE : 1/4" = 1'-0" 7

# Project Overview – Interiors

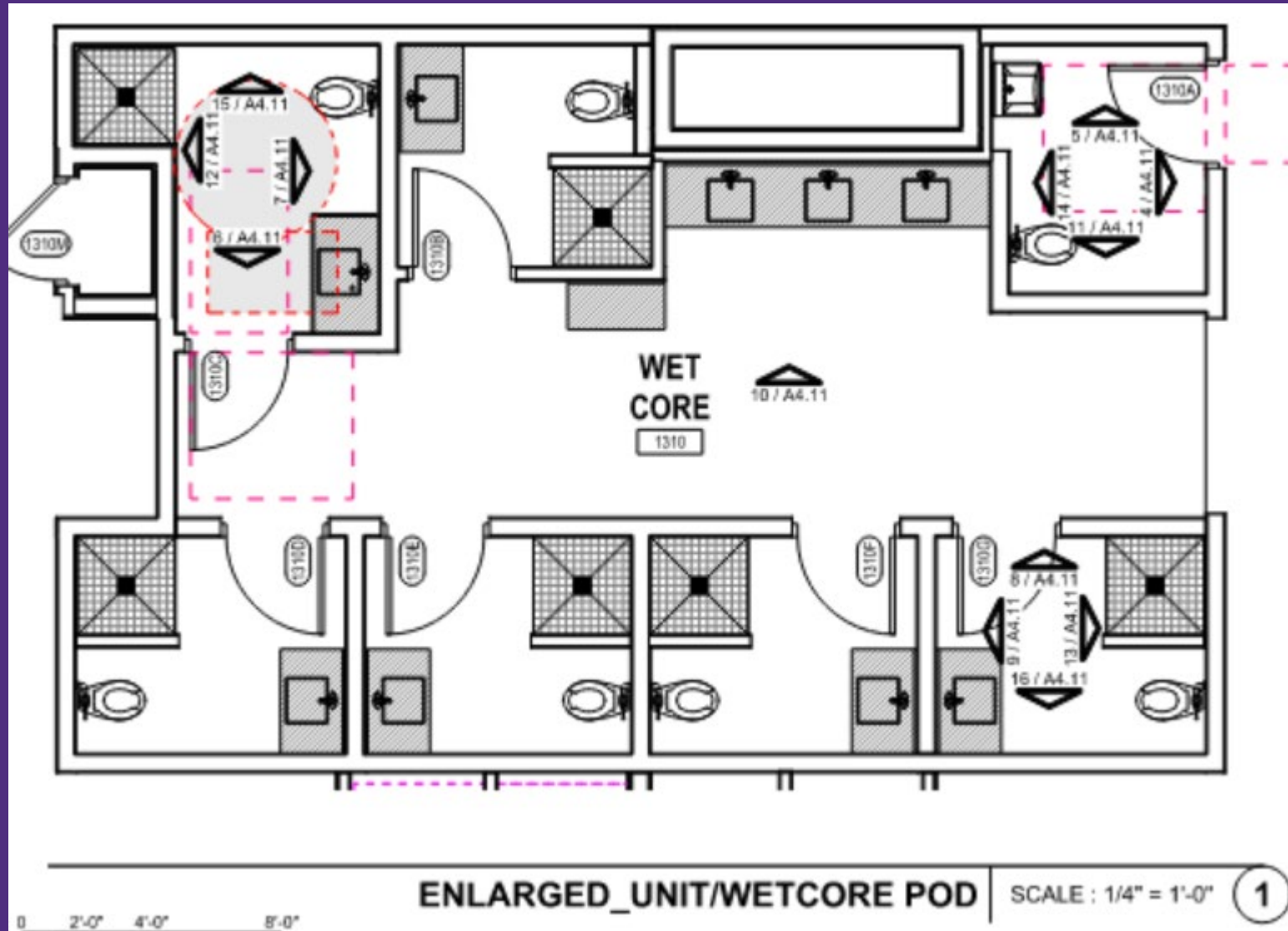




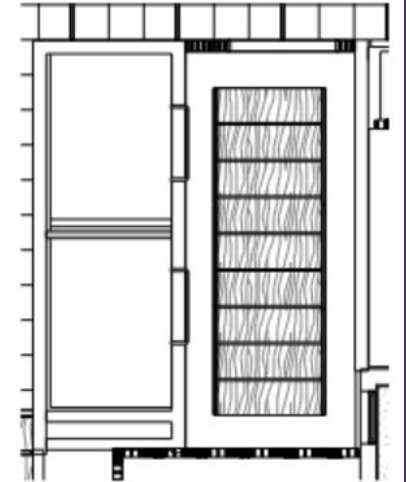
# Project Overview – Interiors



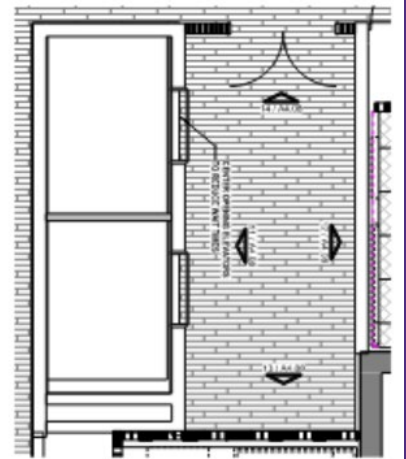
# Project Overview – Interiors



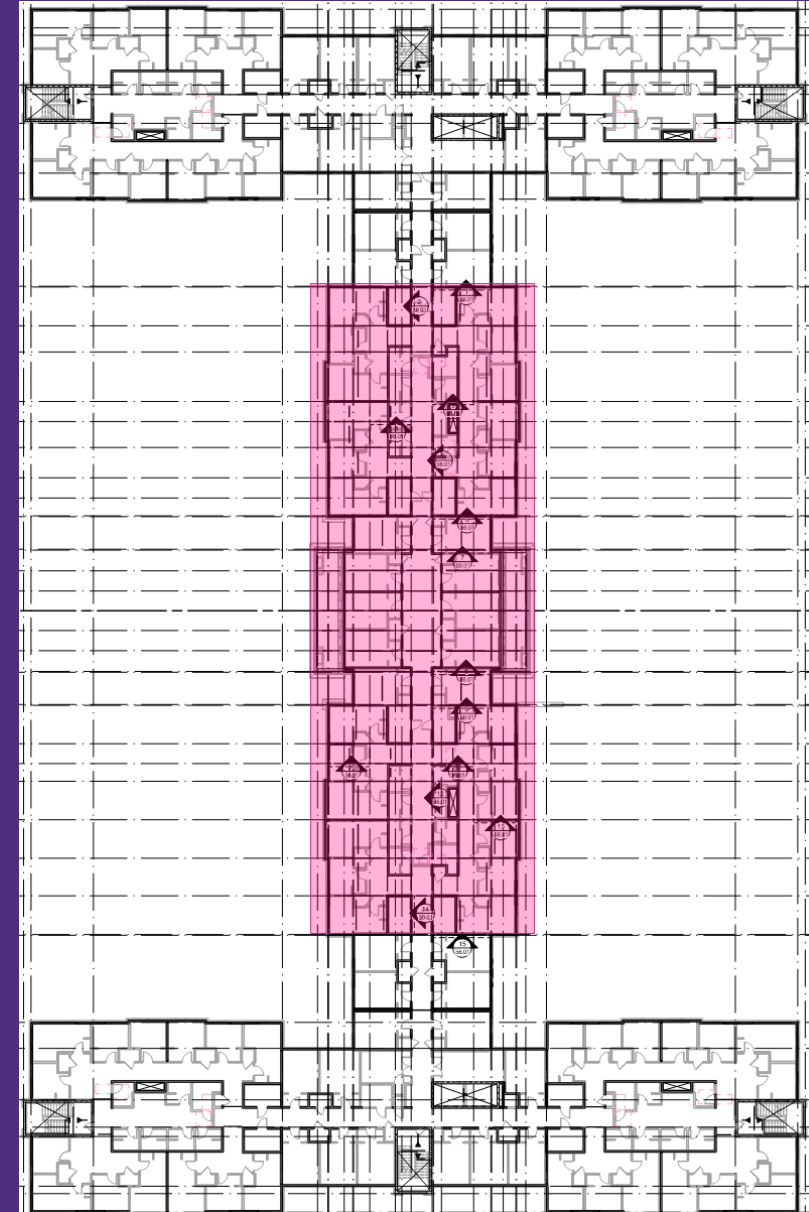
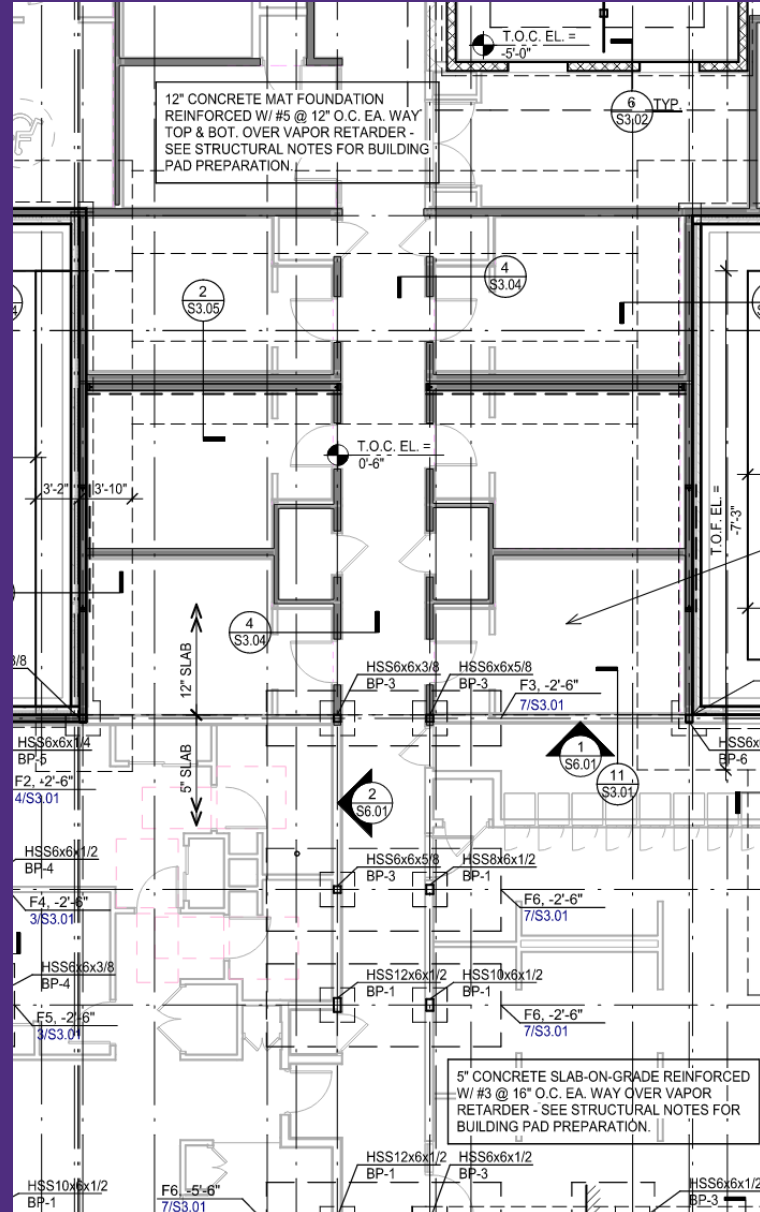
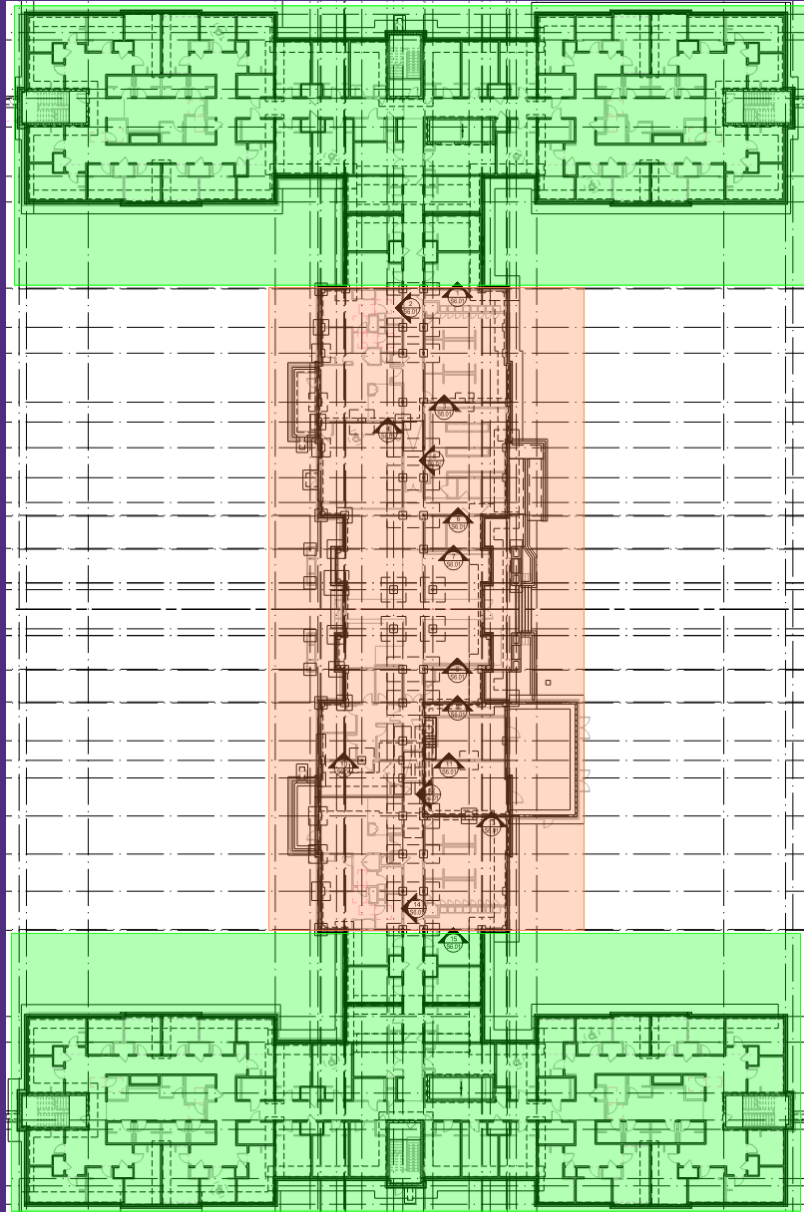
ENLARGED ELEVATOR LOBBY RCP SCALE : 1/4" = 1'-0" 3



ENLARGED ELEVATOR LOBBY FINISHES SCALE : 1/4" = 1'-0" 2

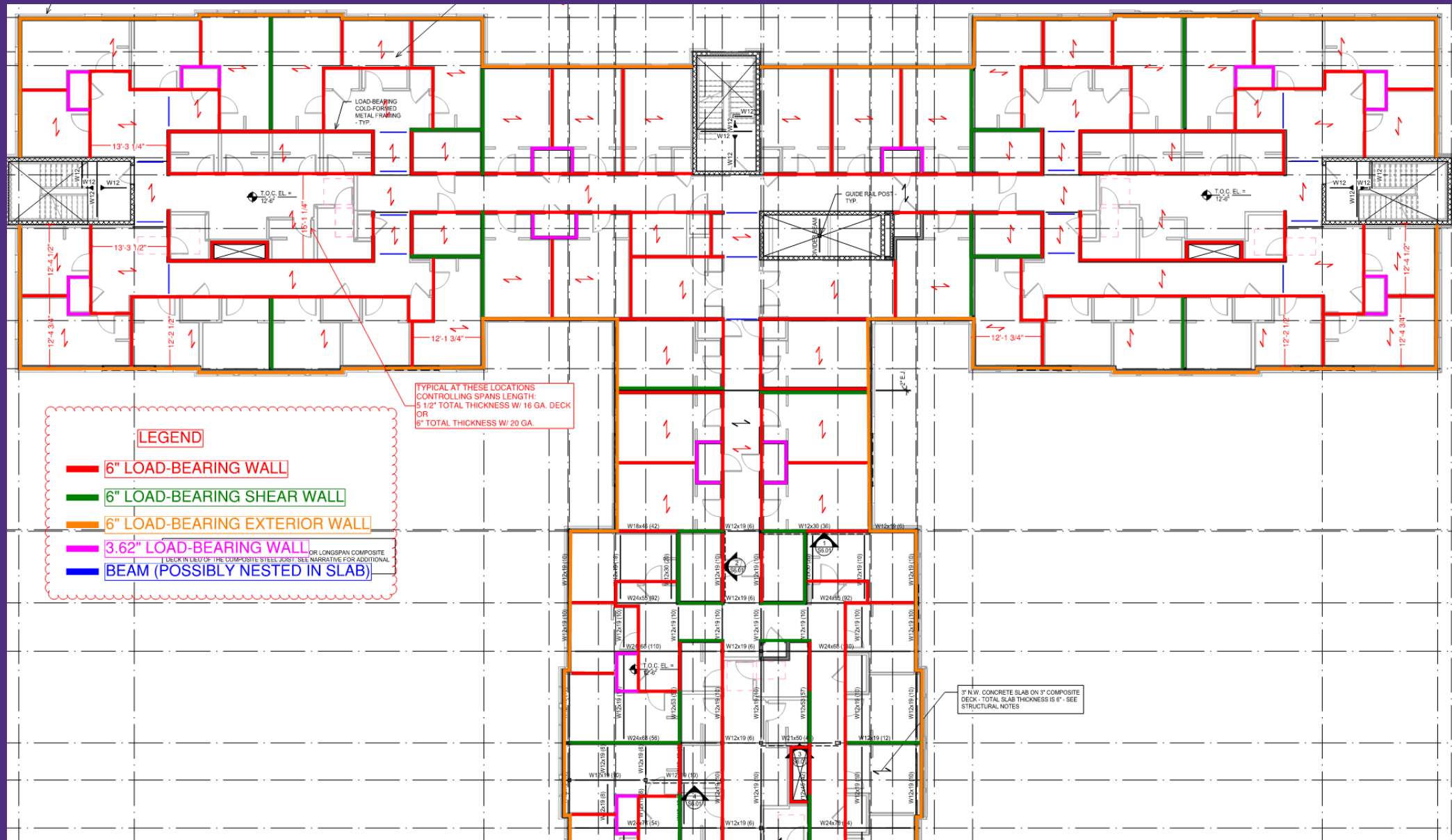


# Project Overview – Structural

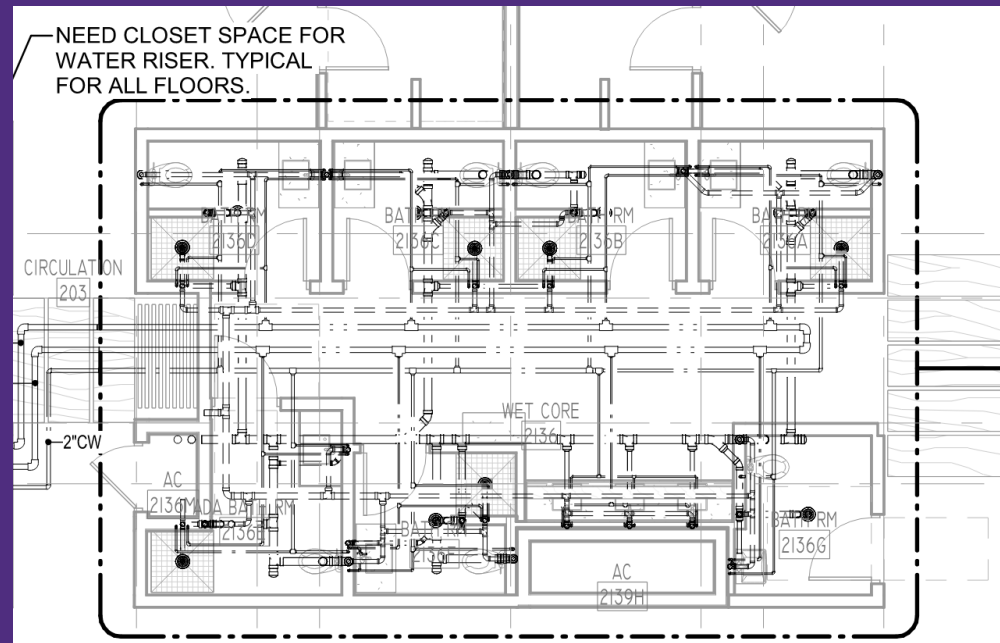
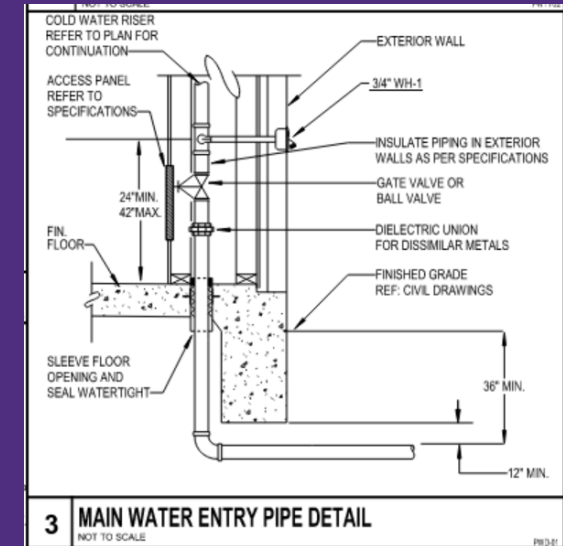
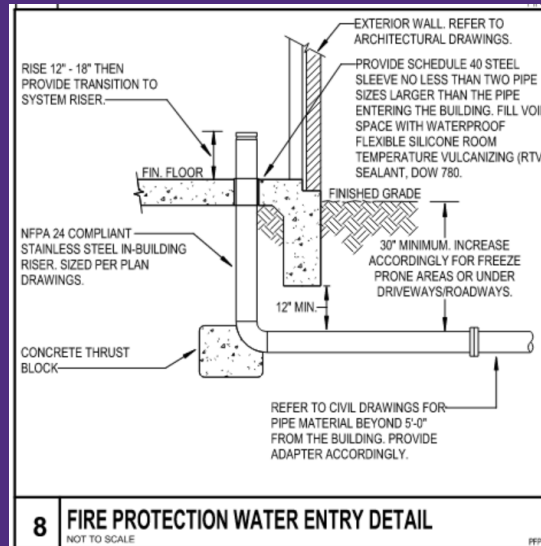
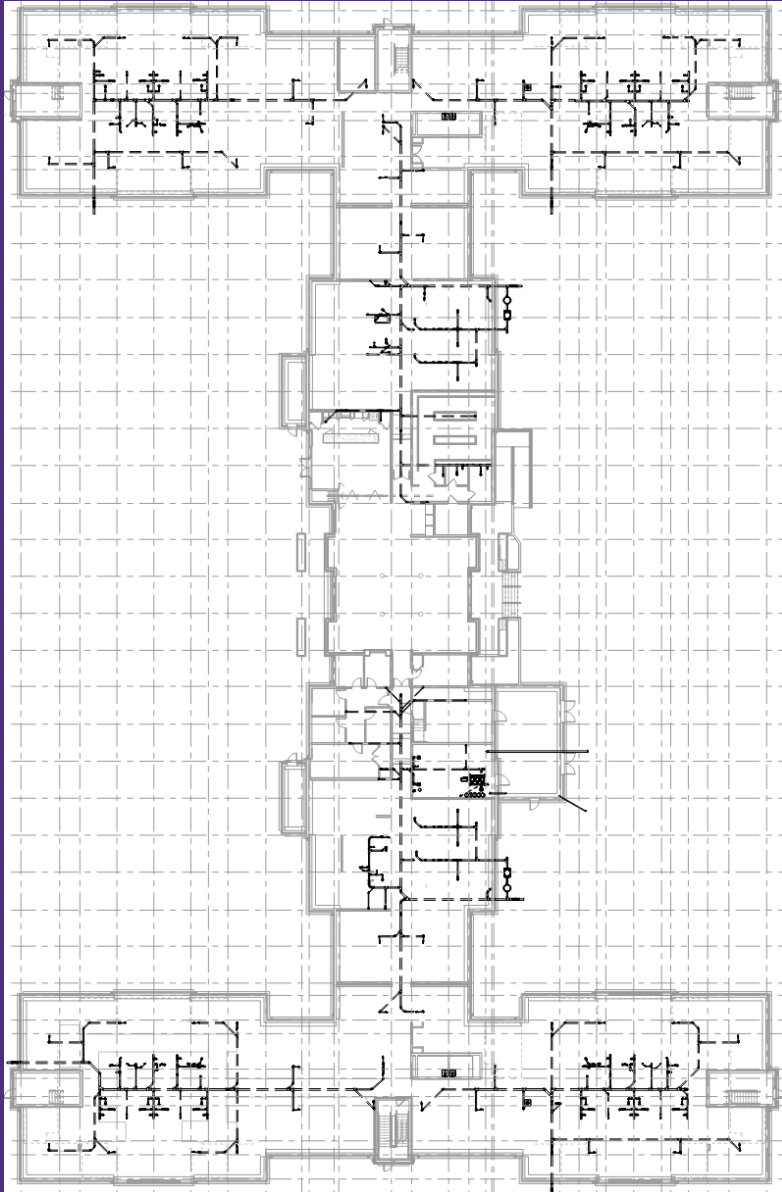




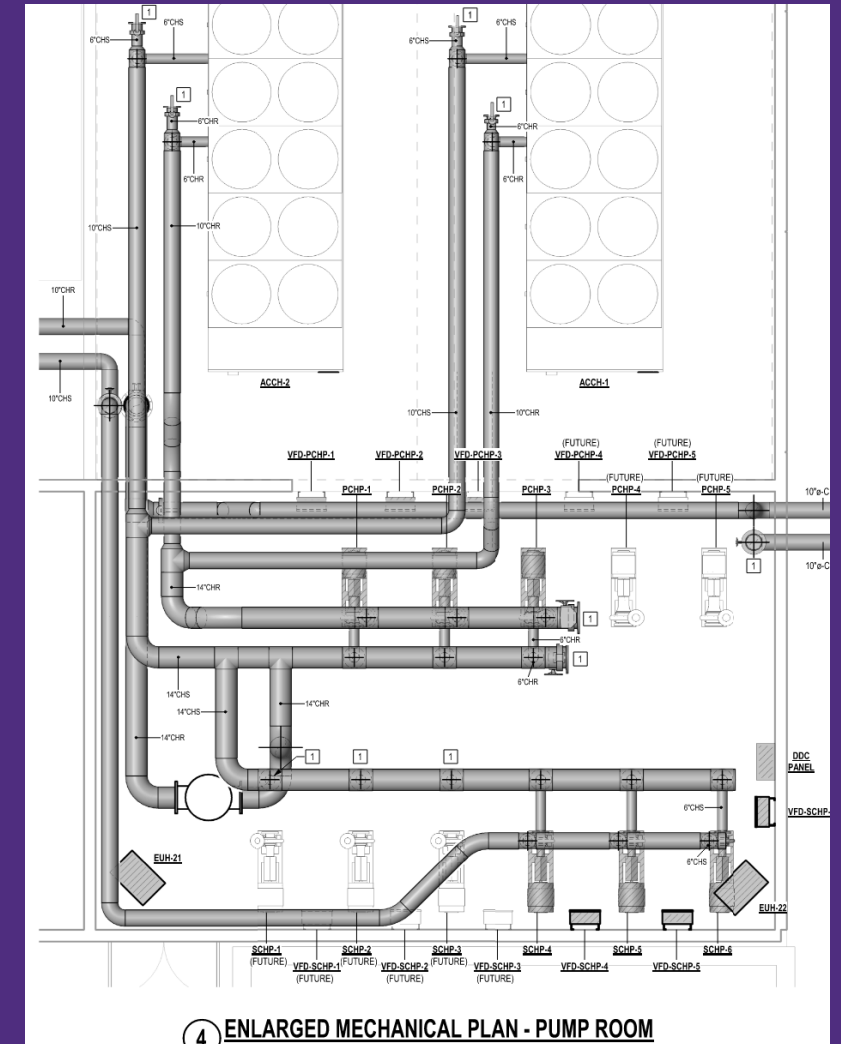
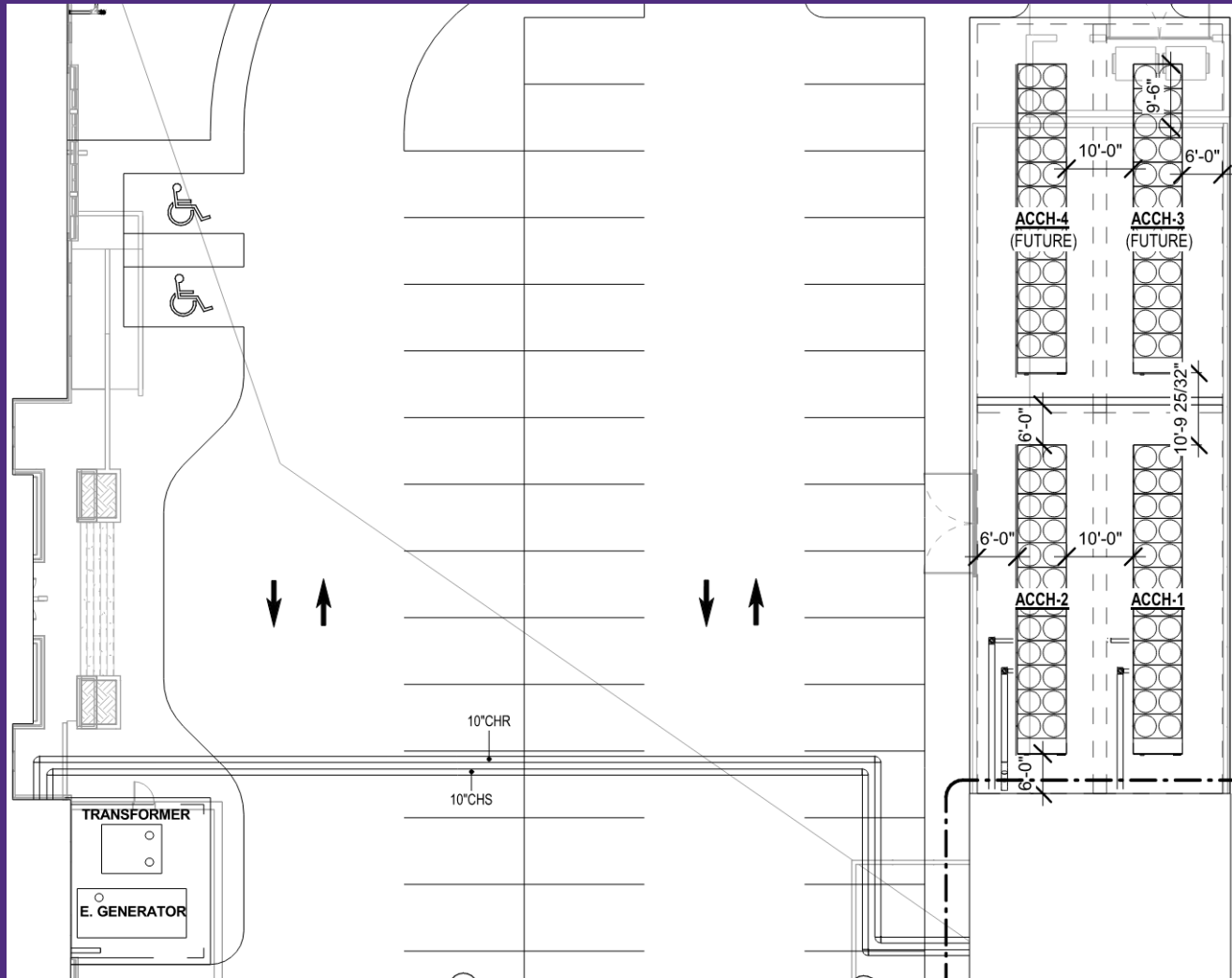
# Project Overview – Structural



# Project Overview – Plumbing



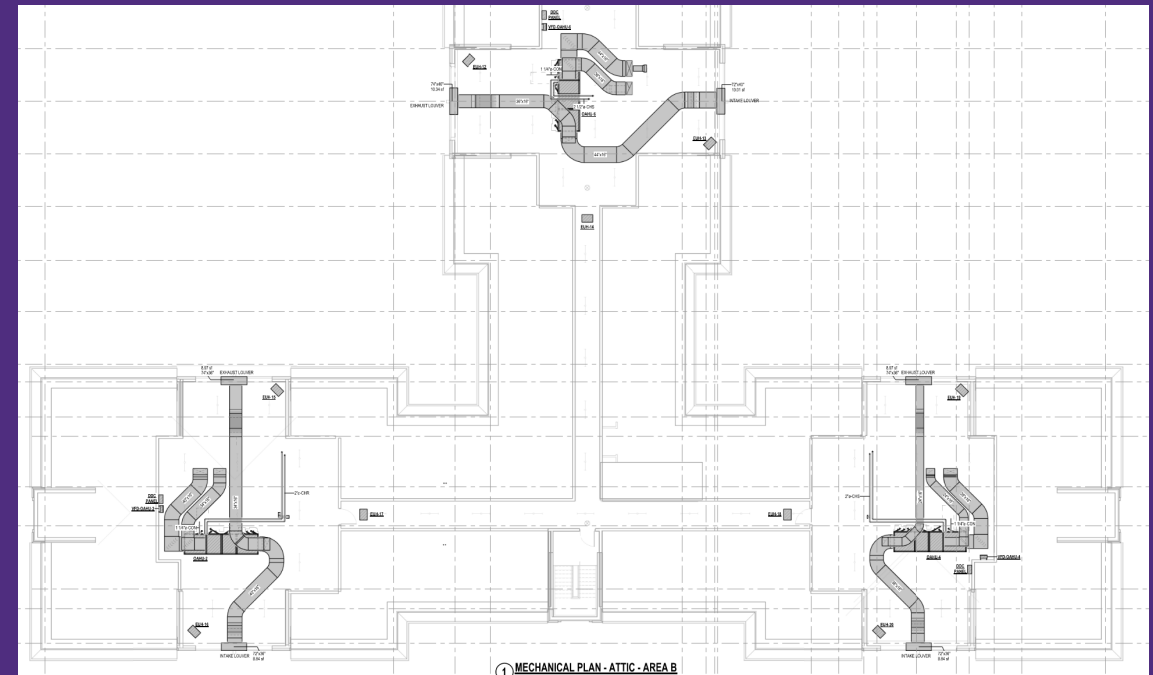
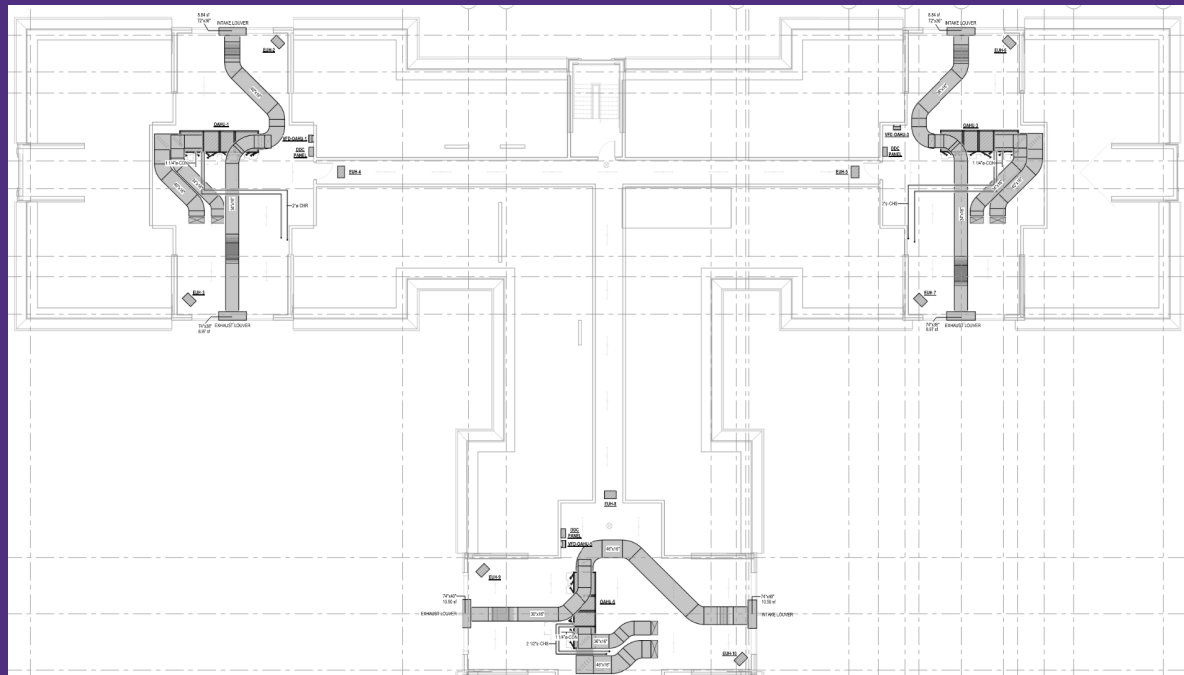
# Project Overview – Mechanical





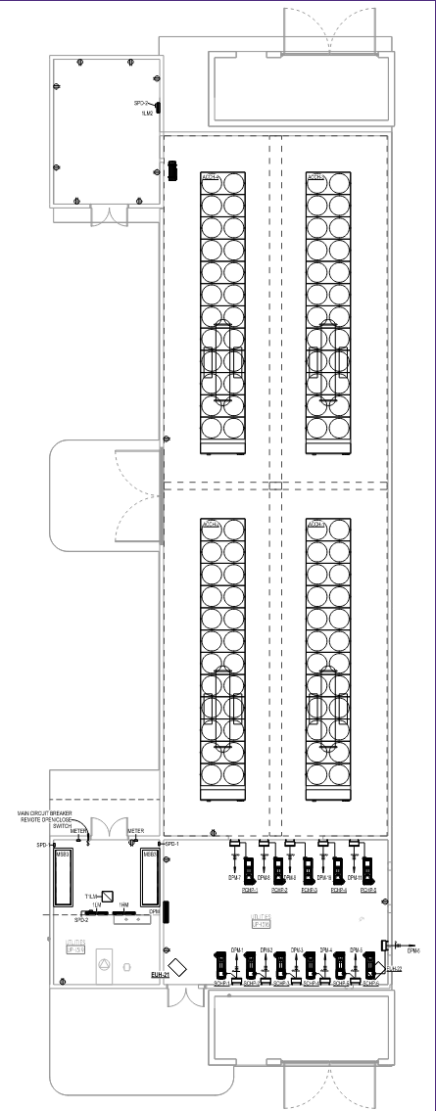
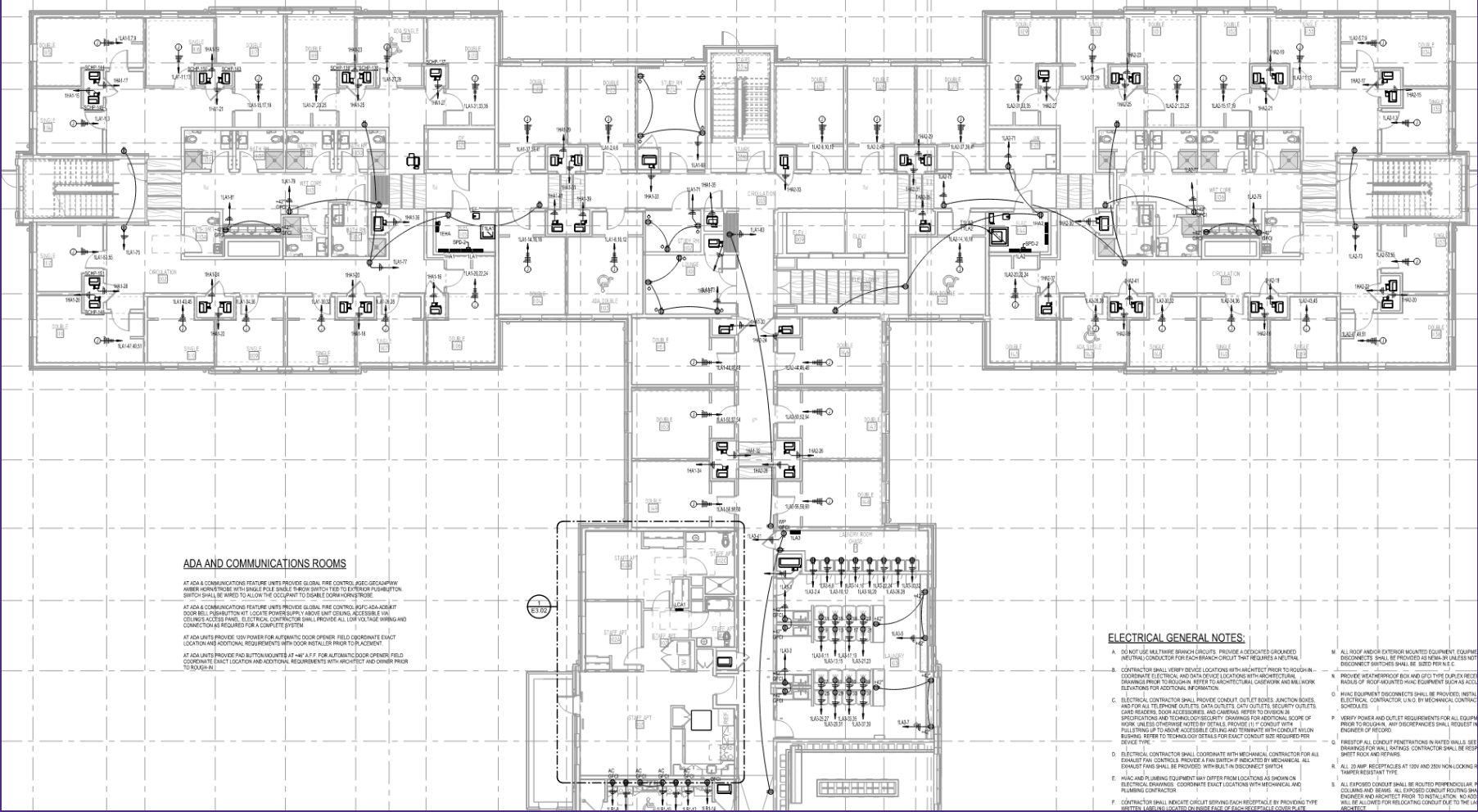


# Project Overview – Mechanical

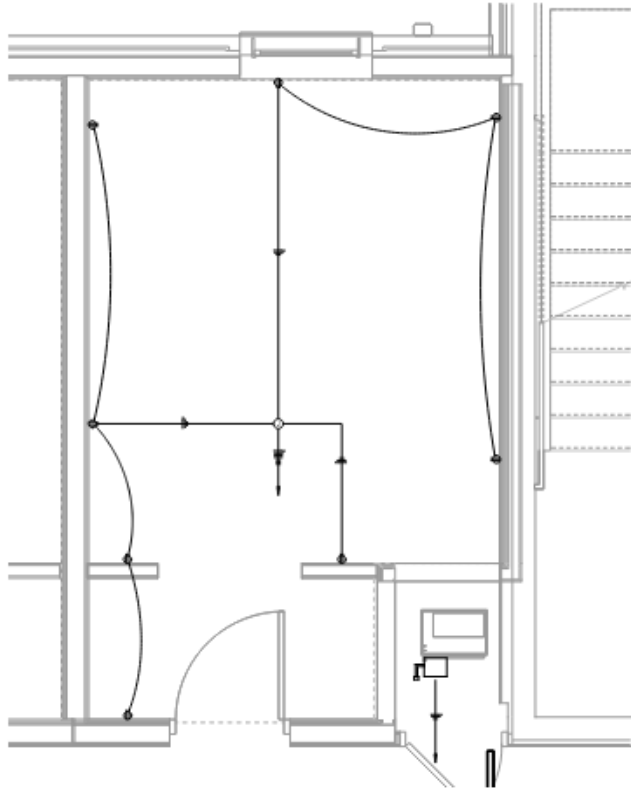




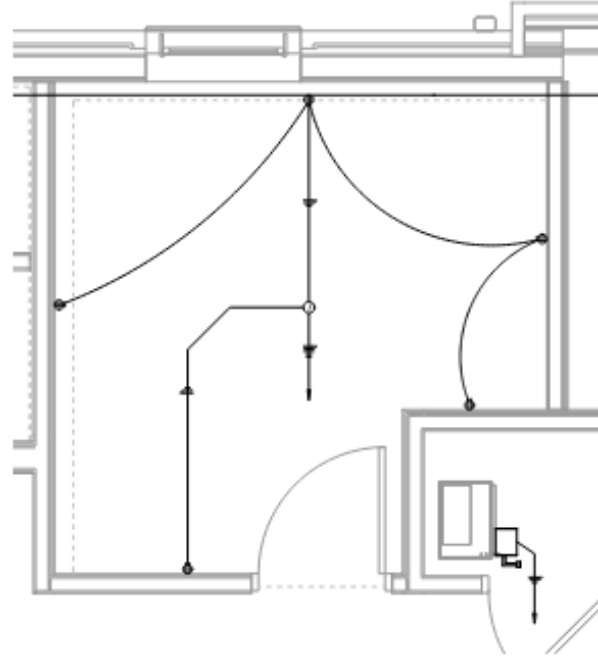
# Project Overview – Electrical



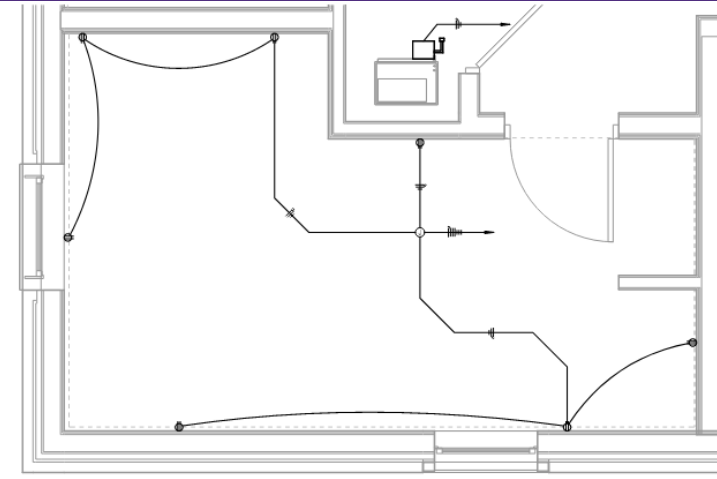
# Project Overview - Electrical



① **ELECTRICAL ENLARGED PLAN - UNIT TYPE A**  
1/2" = 1'-0"



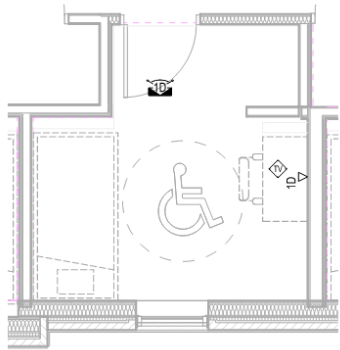
② **ELECTRICAL ENLARGED PLAN - UNIT TYPE B**  
1/2" = 1'-0"



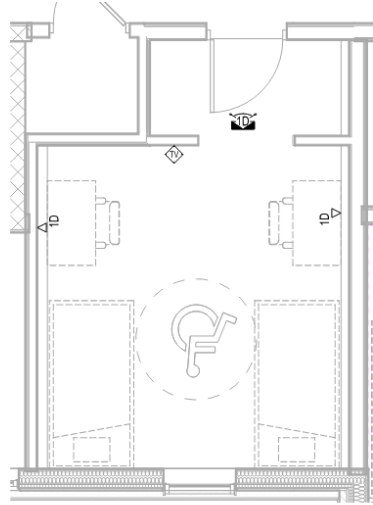
④ **ELECTRICAL ENLARGED PLANS- UNIT TYPE C**  
1/2" = 1'-0"



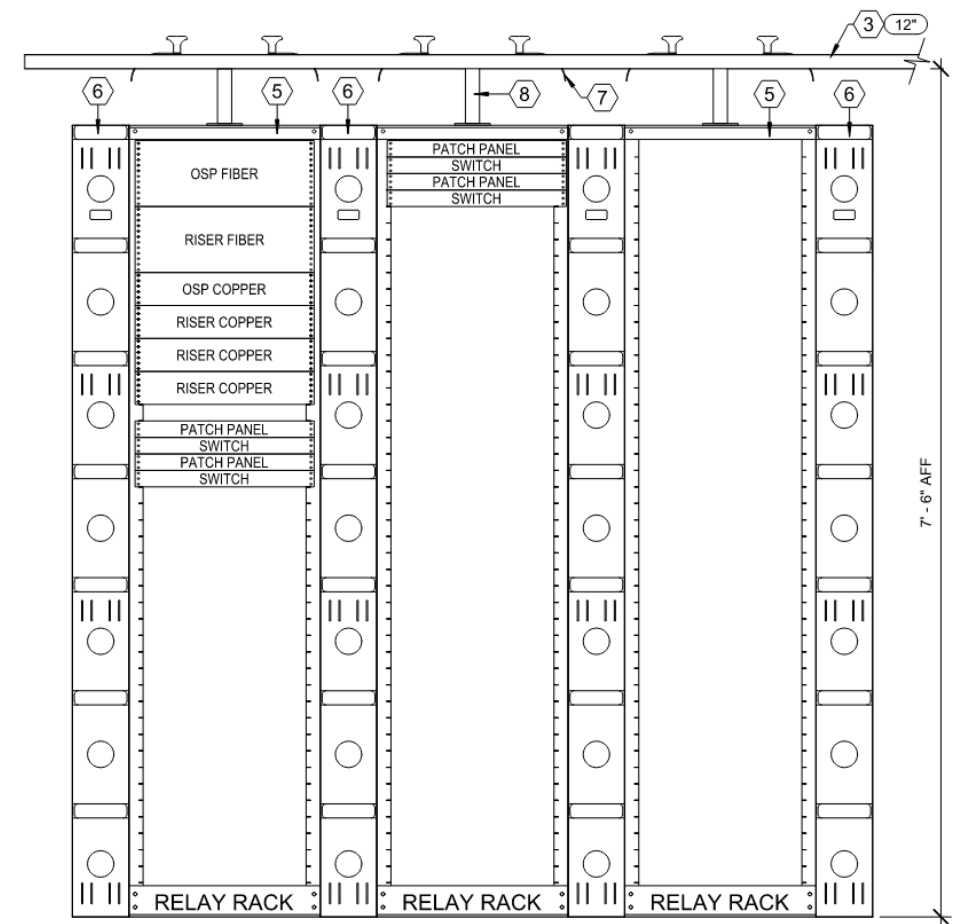
# Project Overview – Technology



4 1/4" = 1'-0" UNIT (ADA SINGLE) - ENLARGED - TECHNOLOGY



5 1/4" = 1'-0" UNIT (ADA DOUBLE) - ENLARGED - TECHNOLOGY

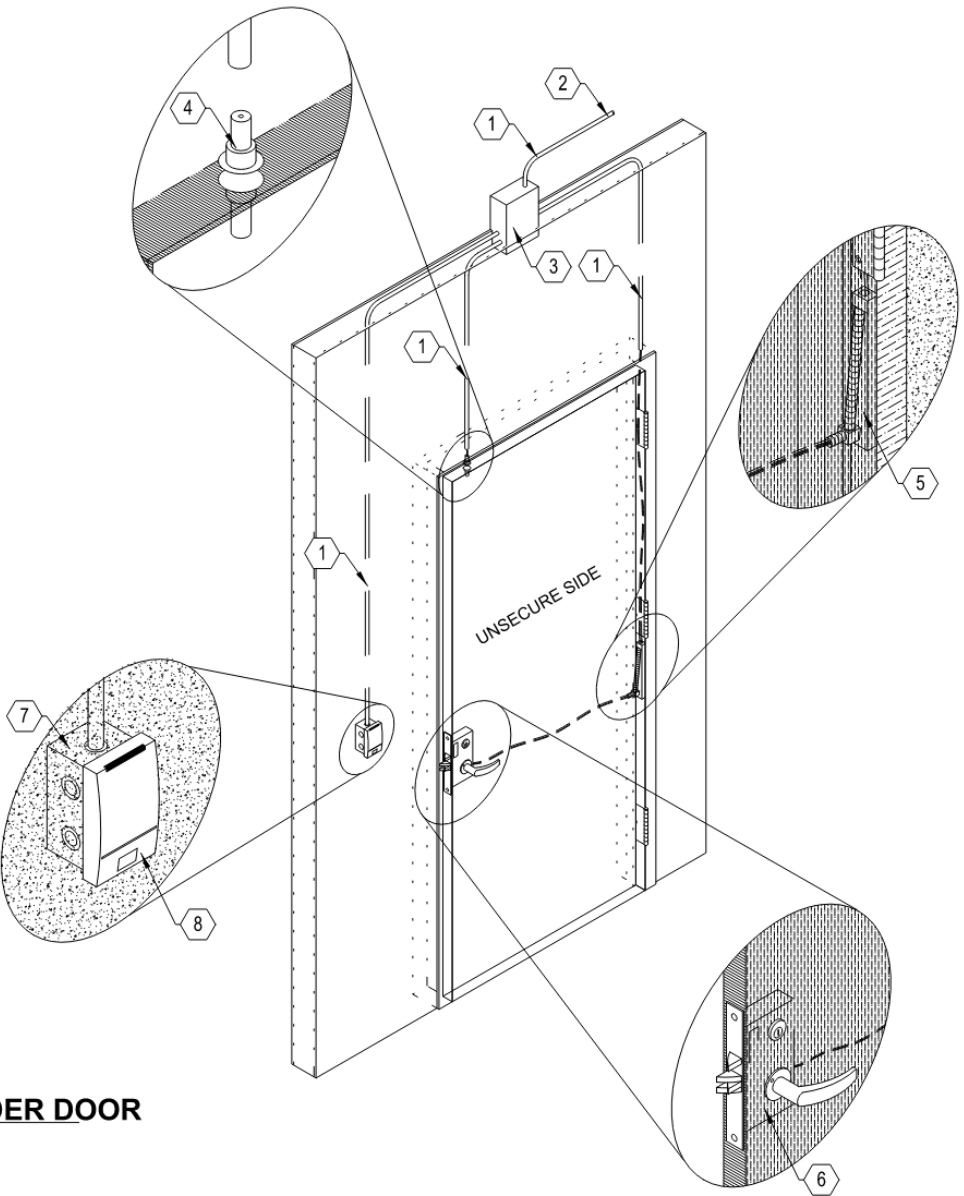


2 1" = 1'-0" ENLARGED RACK VIEW

# Project Overview – Security

**KEYED NOTES:**

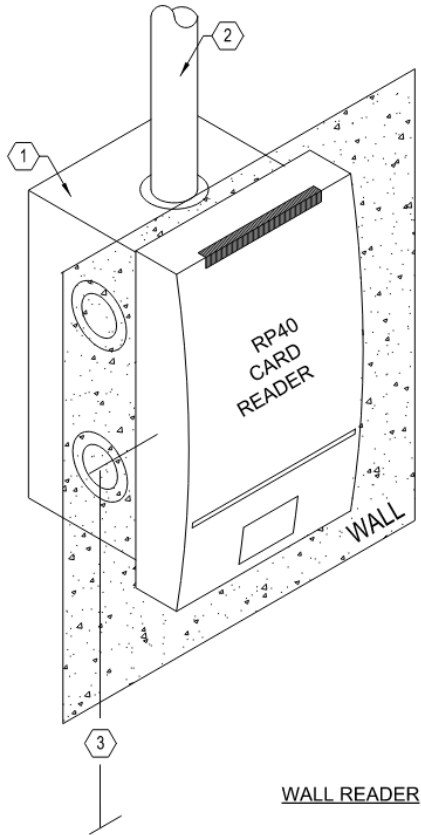
- 1 3/4"Ø CONDUIT C/W POLYLINE PULL STRING.
- 2 TO SECURITY FIELD PANELS.
- 3 CONCEALED 6" X 8" X 4" COVERED JUNCTION BOX.
- 4 CONCEALED DOOR POSITION SENSOR. PROVIDE END OF LINE RESISTOR.
- 5 POWER TRANSFER.
- 6 ELECTRIFIED LOCKSET WITH INTEGRAL REX SWITCH.
- 7 RECESSED SINGLE GANG BACK BOX.
- 8 CARD READER. PROVIDE END OF LINE RESISTOR.



2 **TYPICAL INTERIOR CARD READER DOOR**  
NOT TO SCALE

**KEYED NOTES:**

- 1 RECESSED SINGLE GANG BACK BOX.
- 2 3/4"Ø CONDUIT C/W PULL STRING TO ACCESSIBLE CEILING SPACE. (BY DIV 26)
- 3 COORDINATE EXACT MOUNTING HEIGHT WITH ARCHITECT/GC.
- 4 DOOR MULLION.
- 5 COORDINATE WIRE ROUTING WITH DIV 08. PROVIDE END OF LINE RESISTOR.



1 **TYPICAL CARD READER DETAIL**  
NOT TO SCALE

# Bidding Process - BuildingConnected

Lillian Street Dorm - 100% DD

Bid Packages Messages **Files** Information Bid Forms Team Reports

✓ All Bidders

- 01 - Manhattan Exhibits
- 02 - Geotech
- 03 - Drawings
- 04 - Structural Narrative
- 05 - Specifications
- 06 - Scopes of Work

Upload files

<input type="checkbox"/> Name
<input type="checkbox"/> 01 - Manhattan Exhibits
<input type="checkbox"/> 02 - Geotech
<input type="checkbox"/> 03 - Drawings
<input type="checkbox"/> 04 - Structural Narrative
<input type="checkbox"/> 05 - Specifications
<input type="checkbox"/> 06 - Scopes of Work

<input type="checkbox"/> Name
<input type="checkbox"/> BP-03a - Structural Concrete (Turnkey).docx
<input type="checkbox"/> BP-04a - Masonry.docx
<input type="checkbox"/> BP-05A - Structural Steel & Misc. Metals.docx
<input type="checkbox"/> BP-06a - Millwork.docx
<input type="checkbox"/> BP-07a - Roofing .docx
<input type="checkbox"/> BP-07b - Waterproofing.docx
<input type="checkbox"/> BP-07c - Metal Panels.docx
<input type="checkbox"/> BP-07E - Sprayed on Insulation+.docx



# Bidding Process - BuildingConnected

Manhattan Construction Company

McCowan Aquatics & Recreation Center

**Package Number:** BP 03B

**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 to this Subcontract;

**Tilt Wall Concrete Assemblies:**

Section 033000: Cast-in-Place Concrete, pertinent to this Subcontract;

Section 034710: Tilt-Up Concrete, complete;

Section 03-----: Cast-in-Place Architectural Concrete;

Section 079200: Joint Sealants, pertinent portions to this 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 has committed to ~~XX~~% M/WBE participation. 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 obtain the stated M/WBE participation goal. Subcontractors who do not meet their project M/WBE documentation acceptable to The City of DeSoto a good faith effort was made M/WBE goal. Provide documentation listing the date, company name, telephone and description of work or material pricing requested for each M/WBE subcontractor solicited for pricing on this project. M/WBE subcontractors shall have one of the following organizations:

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

**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

Lillian Street Dorm - 100% DD

▼  All Bidders

01 - Manhattan Exhibits

02 - Geotech

03 - Drawings

04 - Structural Narrative

05 - Specifications

06 - Scopes of Work

 Upload files

☐ Name

01 - Manhattan Exhibits

02 - Geotech

03 - Drawings

04 - Structural Narrative

05 - Specifications

06 - Scopes of Work

C-210 | Interiors Finishes

## Commissioning

C-167	Elevator Commissioning
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C-200	Commissioning - MEP Systems
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C-220	Design Team Punchlist / Owner Punchlist
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Start Date: 09/16/24

Finish Date: 02/25/28

250120 - 04-3415 - Tarleton State University Update.ppx

Page 3A

Tarleton State University  
Stephenville, Texas  
Lillian Street Dorm  
04-3415



# Bidding Process - Project Bid Form

Project Bid Form

Import a Form

Edit

General Acknowledgments

Mark "yes" to all yes/no questions »

\* Proposer has an executed Manhattan Master General Provisions?

YesNo

\* Understand that this project is Tax Exempt.

YesNo

\* Subcontractor understands the posted schedule and has included all associated costs to meet the designated schedule.

YesNo

\* Proposal pricing good for 60 days

YesNo

\* Subcontractor is listed as HUB/ MWDBE

YesNo

\* If responded "Yes" to above; HUB/ MWBE please provide VID #

input response here

\* If responded "Yes" to above; HUB/ MWBE Percentage

input response here

Area Breakout Values:

\* Site

\$

\* Building

\$

Safety:

\* EMR Rate 2024

input response here

\* EMR Rate 2023

input response here

\* EMR Rate 2022

input response here

Value Management:

\* VE Options (Please include options in proposal)

input response here

Bond Information

\* Proposal EXCLUDES the cost of a Performance & Payment Bond

YesNo

\* Can you provide a Performance and Payment Bond if requested?

YesNo


\* Performance and Payment Bond Premium Cost (Do not include in your Bid Amount)

%



# Bidding Process – Scope-Specific Bid Form

Scope-Specific Bid Form



Preview

Edit ▾

Line Items

Description	Quantity	Unit Cost	Total Cost
*Site Paving	<input type="text"/>	× \$ <input type="text"/> /square foot	–
*Concrete Paving Joint Sealants	<input type="text"/>	× \$ <input type="text"/> /square foot	–
Base Bid			\$0

Alternates

Click edit to add line items

Inclusions

Mark "yes" to all yes/no questions »

\*Bidder has reviewed relevant Scope of Work documents and bid the work accordingly or has submitted the document with noted expectations.

☐ Yes ☐ No

\*Bidder has reviewed the project schedule and bid the work accordingly or has submitted the document with noted expectations.

☐ Yes ☐ No

\*Did you include tax in your proposal?

☐ Yes ☐ No

\*Did you include extra cost in your proposal? (escalation, material price change, tariffs)

☐ Yes ☐ No

\*Bidder will provide all submittals, shop drawings, working/conditions drawing's, certificates and test reports and samples required by the contract documents.

☐ Yes ☐ No

\*Bidder will provide coordination between elevator, mechanical, electrical, plumbing and architectural drawings for forming of block outs, sump pits, pads, expansion joints, etc.

☐ Yes ☐ No

\*Provide all engineering and layout required to perform the work of this Subcontract. Manhattan Construction Company will provide building control line(s) and elevation benchmark(s) for the Subcontractor's use in laying out its work. All subsequent layouts will be the responsibility of the Subcontractor.

☐ Yes ☐ No

\*Did you include concrete washouts?

☐ Yes ☐ No

\*Bidder must provide on-site English-speaking superintendent/foreman acceptable to Manhattan.

☐ Yes ☐ No

\*Subcontractor shall provide all material, labor, tools and equipment as necessary to complete the Site Concrete Work, except as hereinafter specifically excluded. The scope of work includes, but is not limited to, the following concrete items:

A. Sidewalks

B. Concrete Paving

C. Concrete Light Pole Bases

D. Transformer Pads

E. Bollard Supply & Installation

F. Concrete Retaining Walls

G. Dumpster enclosers

H. Utility Pads

☐ Yes ☐ No

# 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:



- 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 – Evaluation Criteria

				TBD		TBD		TBD	
Selection Criteria	Ref. Number	Weight Factor	Grade Points	Grade	Points (weight x grade)	Grade	Points (weight x grade)	Grade	Points (weight x grade)
Respondent's pricing proposal (adjusted to reflect any scope issues or exclusions)	Proposal Form	70	Grade 1 to 10 (10 as best, 1 as least)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
CRITERION A: Respondent's demonstrated capacity, financial resources and claims history	Bid Package Section 4.04	5		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
CRITERION B: Qualifications & experience of team members proposed	Bid Package Section 4.5.2	3		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
CRITERION C: Experience on Similar Projects	Bid Package Section 4.5.3	3		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
CRITERION D: Past Performance on TAMUS/Manhattan Projects	Bid Package Section 4.5.4	3		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
CRITERION E: Respondent's Safety Program & Safety Record	Bid Package Section 4.5.5	3		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
CRITERION F: Respondent's schedule requirements	Bid Package Section 4.5.6	3		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
CRITERION G: Respondent's HUB Participation	Bid Package Section 4.5.7	10		10	100	10	100	10	100
<b>TOTAL POINTS (1,000 maximum)</b>		<b>100</b>			<b>#DIV/0!</b>		<b>#DIV/0!</b>		<b>#DIV/0!</b>



# Prequalification – TradeTapp Application



WHO WE ARE

OUR WORK

MEDIA

CAREERS

LOCATIONS

## Request a pre-qualification package

Name \*

First

Last

Company Name \*

0 of 30 max characters

Address \*

Street Address

Address Line 2

City

State / Province / Region

ZIP / Postal Code

Country

## PREQUAL REQUIREMENTS

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

## WHO NEEDS TO PREQUAL?

- First Tier Trade Partners

[Click HERE](#) to access our prequalification request page

# Prequalification – W9 Submissions

## W9 REQUIREMENTS

- Legible / Typed
- Signed in the past 30 days
- Full Entity Name
- Full DBA (inc “DBA” parenthesized)

# QUESTIONS?





# 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



**CARCON**  
INDUSTRIES

FAITH CHRISTIAN CENTER – NEW WORSHIP CENTER

HOTEL VIN EXPANSION GRAPEVINE

TEXAS A&M APLIN CENTER

FIRST BAPTIST DALLAS

