



Texas A&M School of Dentistry

Main Building Renovation

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

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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

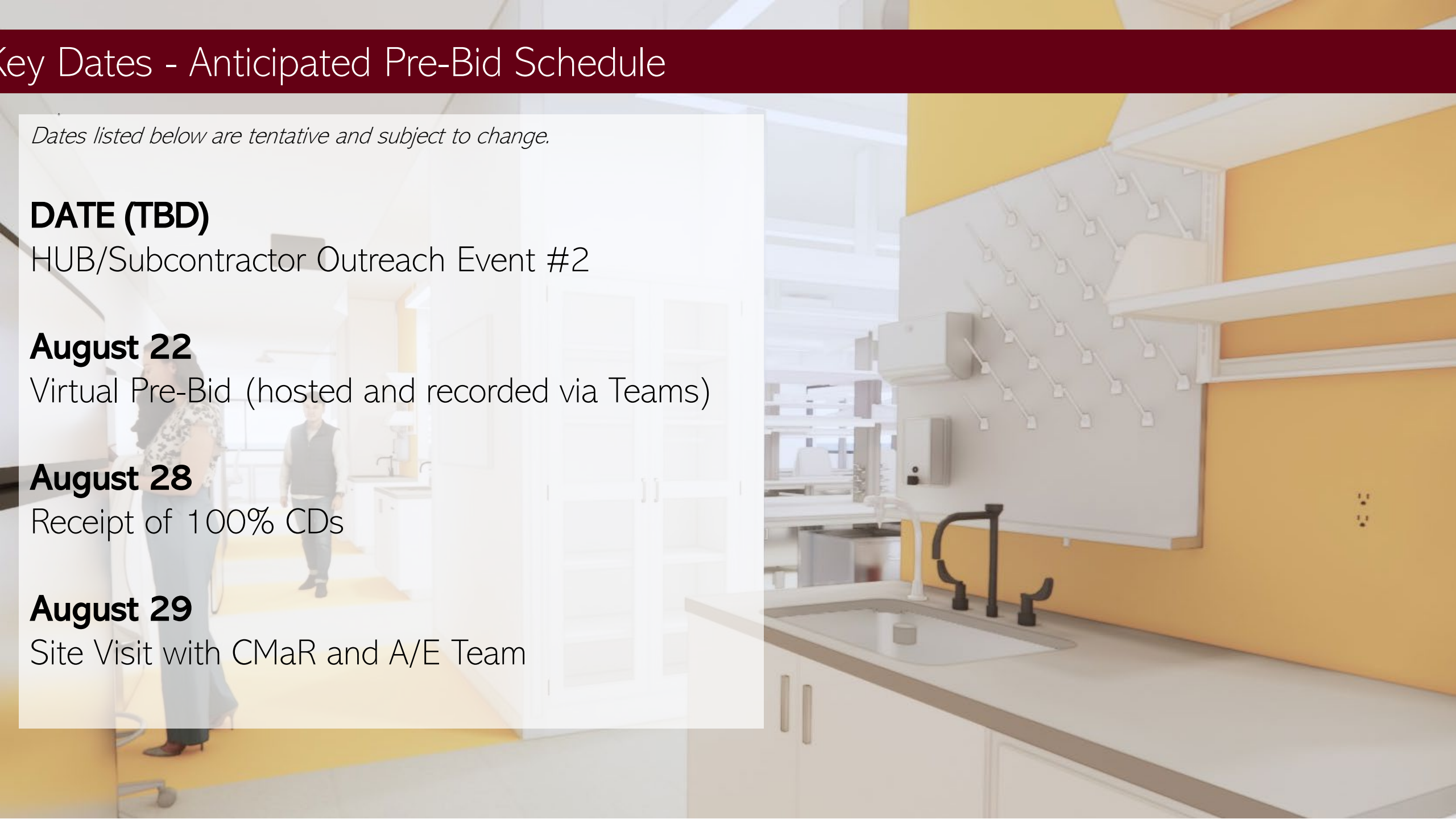
Virtual Pre-Bid (hosted and recorded via Teams)

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

August 7

IFC Early Release (Demolition)

August 14

RFIs Due to A/E Team

August 21

RFI Responses Submitted by A/E Team

August 28

Demolition Bids Due to CMaR

REMAINING PACKAGES

August 28

Receipt of 100% CDs

September 4

RFIs Due to A/E Team

September 11

RFI Responses Submitted by A/E Team

September 17

Trade Partner Bids Due to CMaR

Key Dates - Anticipated Post-Bid Schedule

Dates listed below are tentative and subject to change.

September 18 - 22

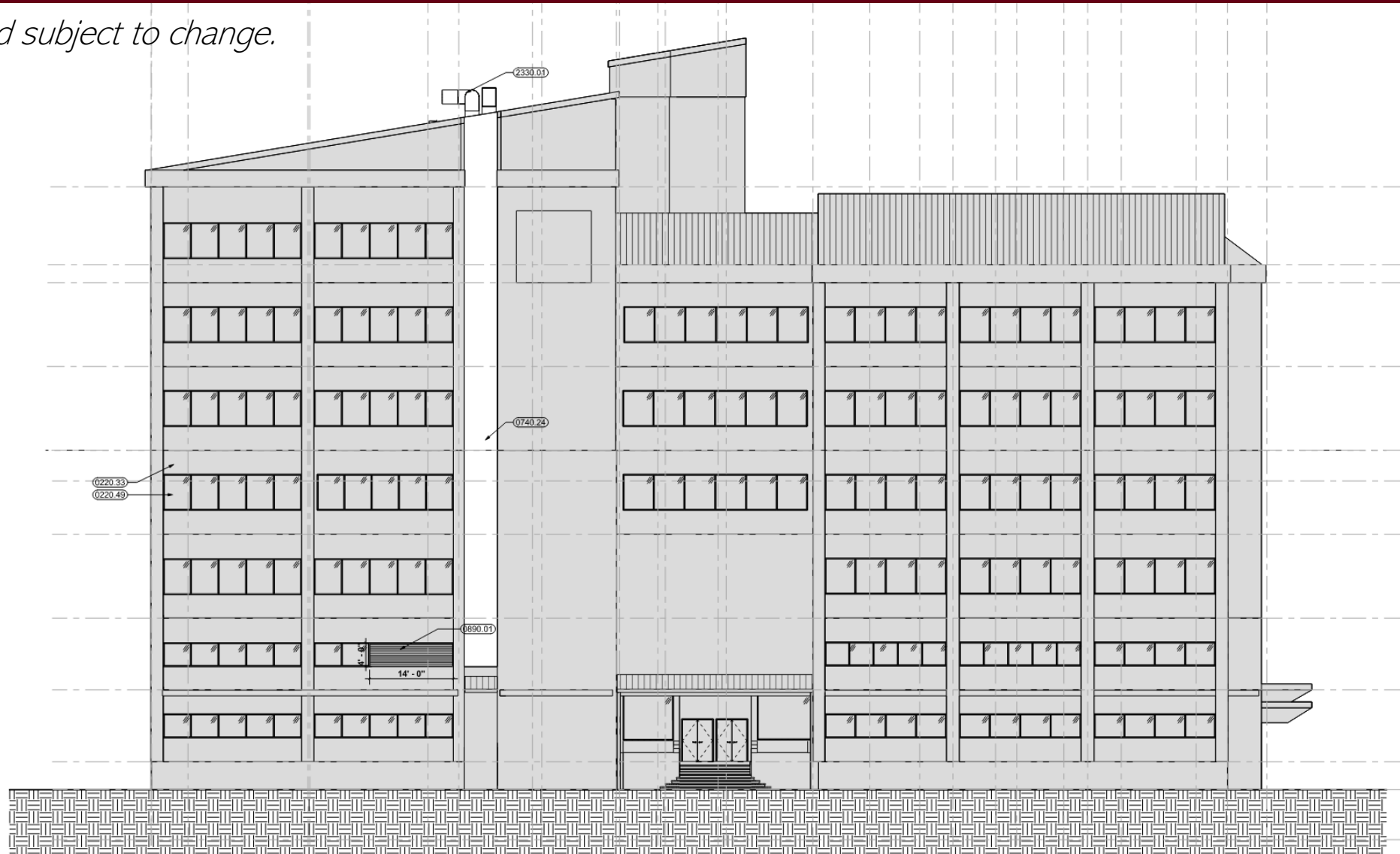
Post-Bid Interviews
(Key Trades Only)

September 25

Bid Tabulations
Submission to Texas
A&M Health

October 7

Notice of Award



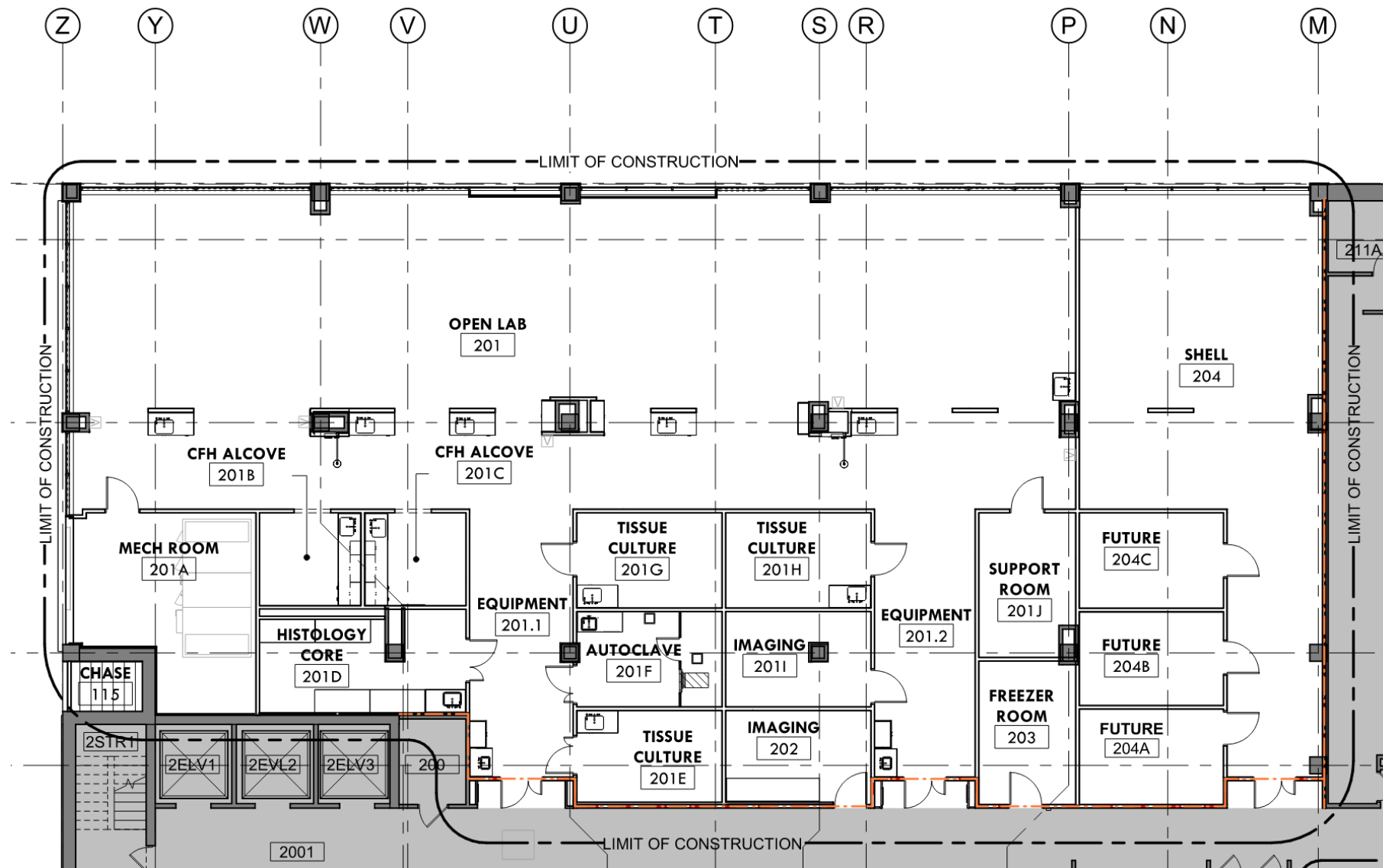
1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

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%.

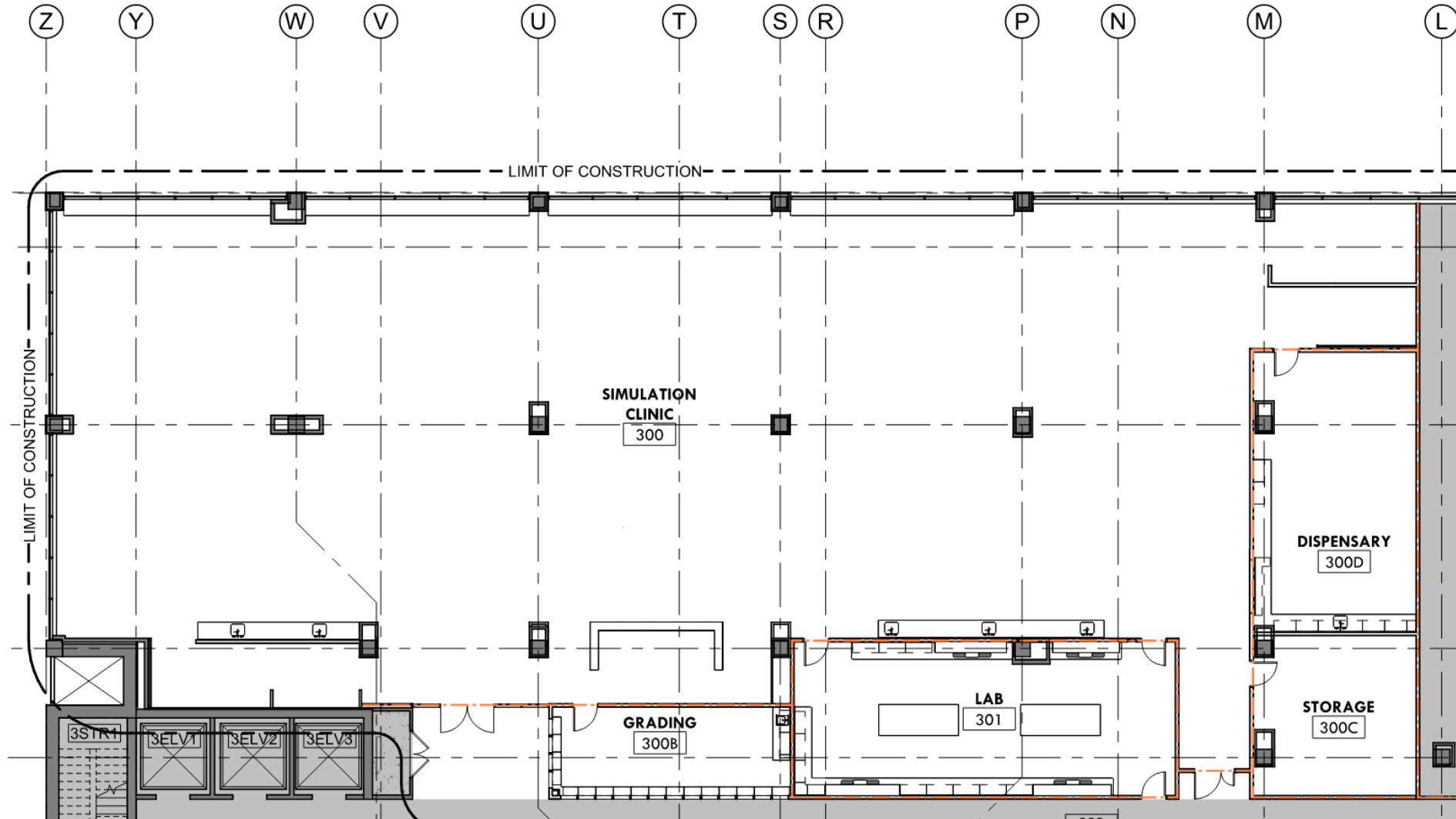
RESEARCH LAB

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



SIM CLINIC

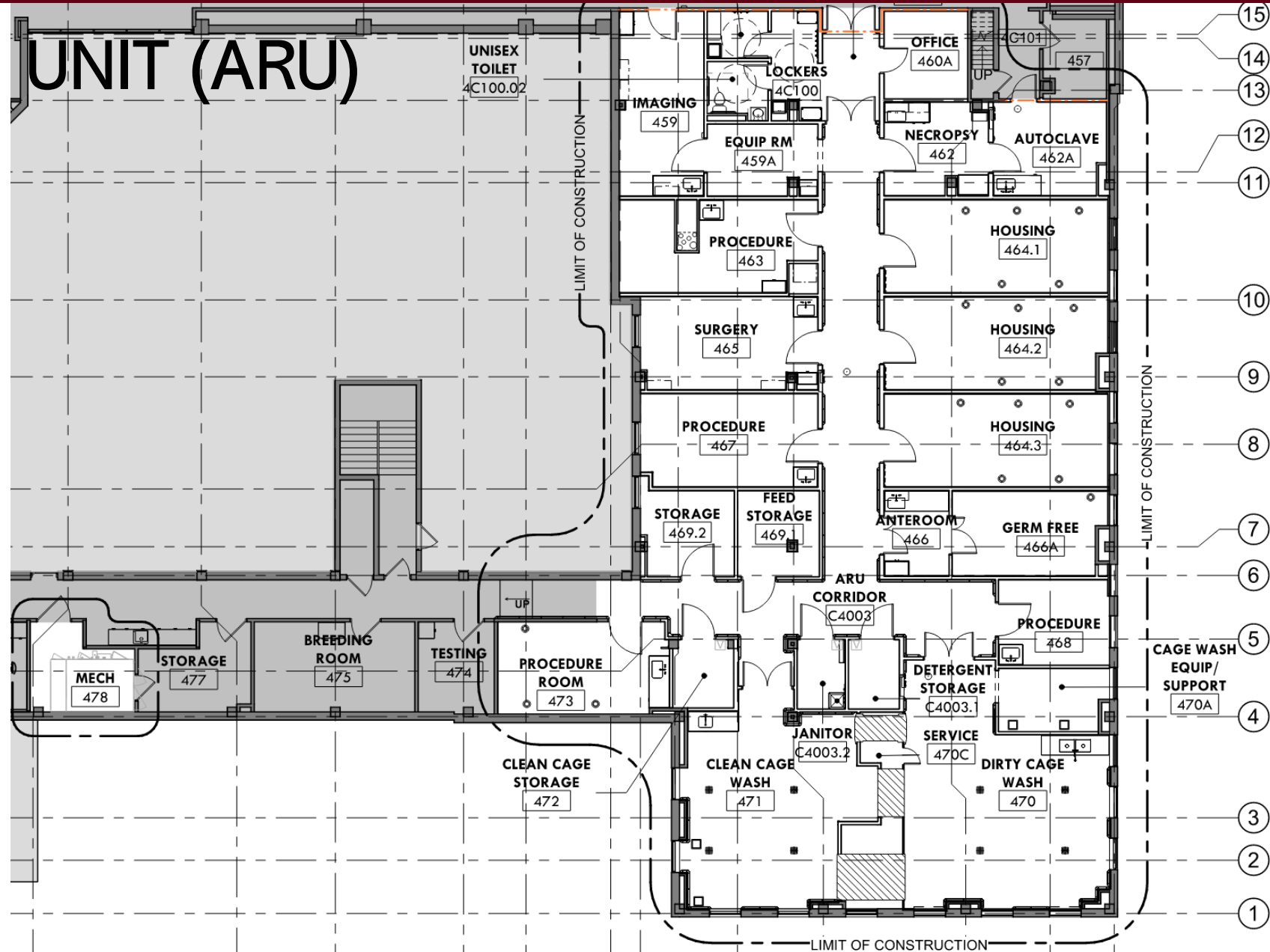
- 9,820 SF of Demolition
- 9,820 SF of Open Floor Space for 130 Stations
- Student Lockers



Project Overview – Fourth Floor

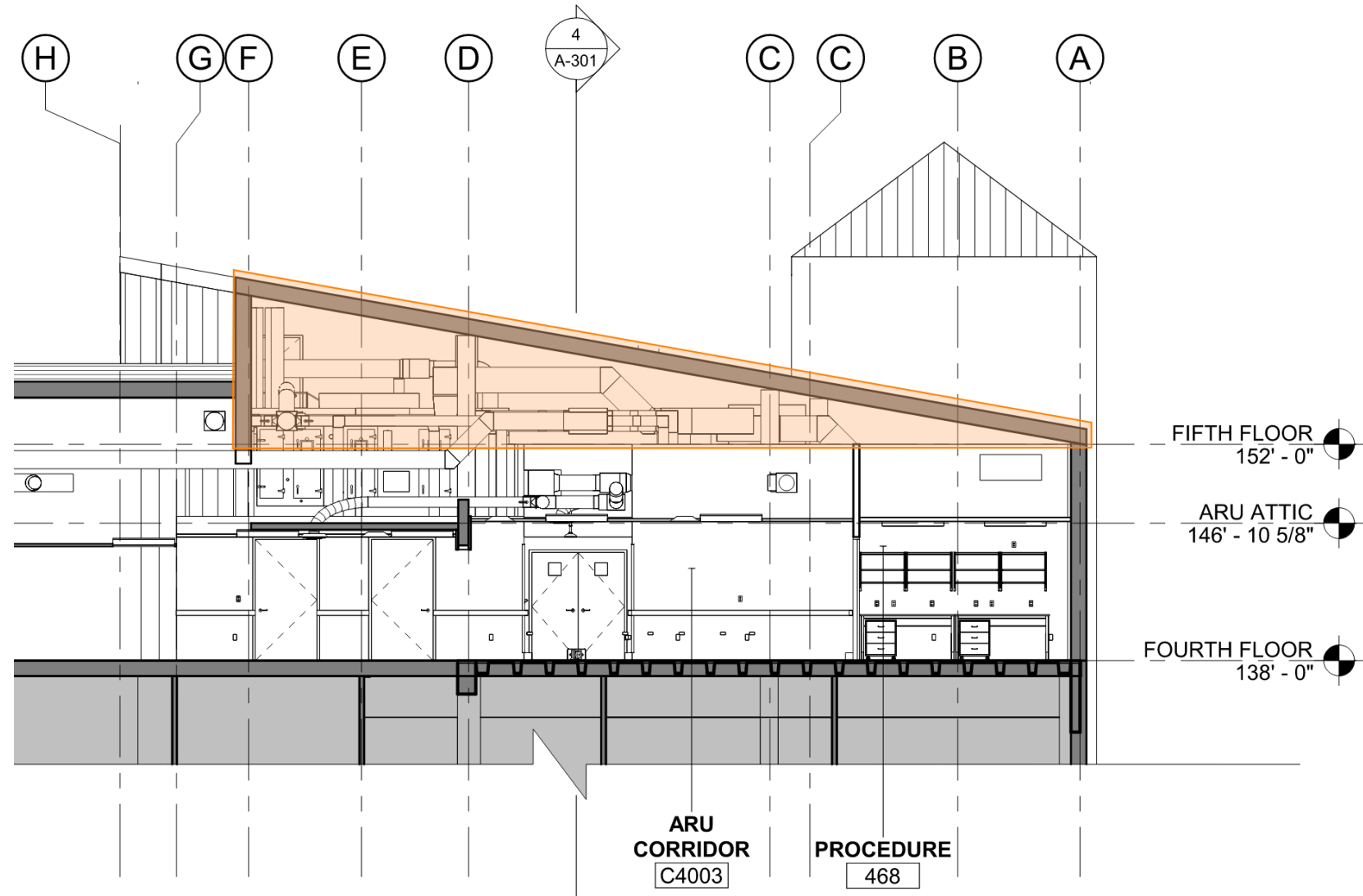
ANIMAL RESEARCH UNIT (ARU)

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



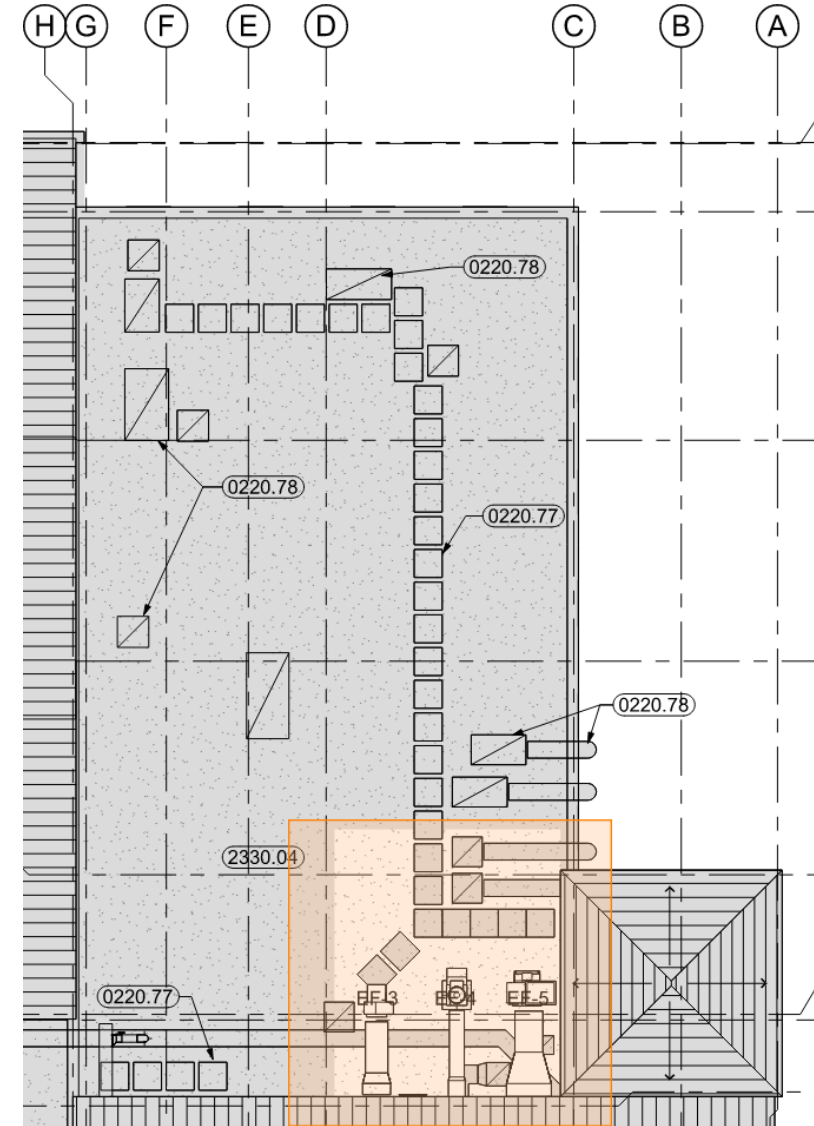
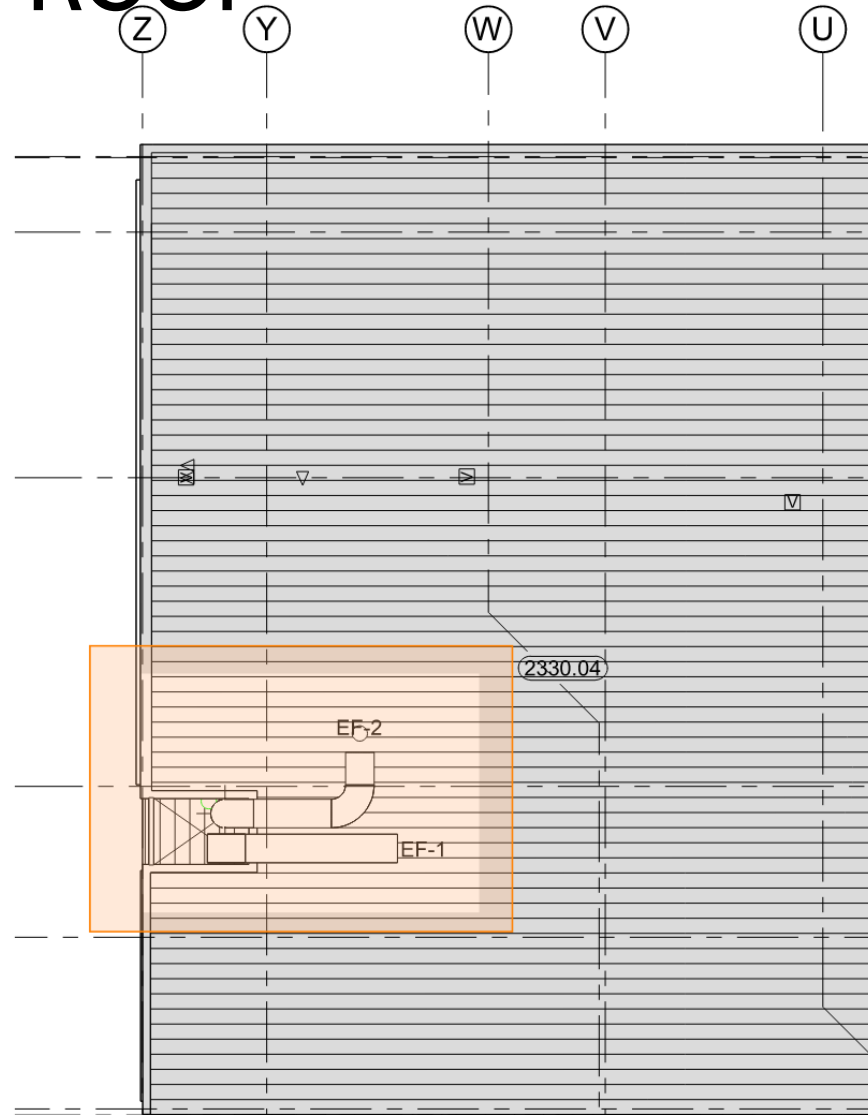
ARU MEZZANINE / ATTIC

- 1,560 SF of Demolition
- Removal of Existing AHU
- Ducting and Steam Piping
- OFOI AHUs

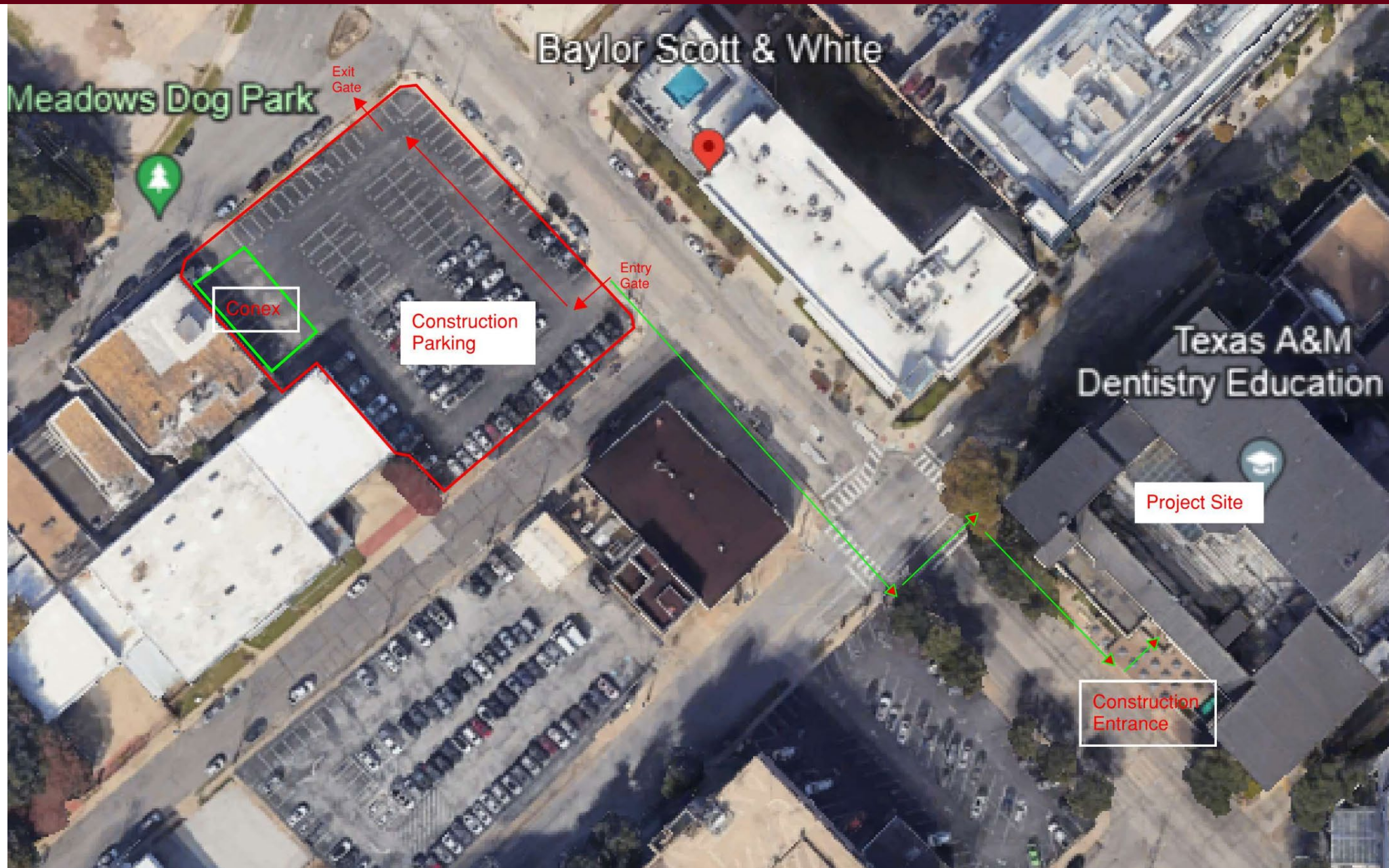


NORTH AND EAST ROOF

- Second Floor Mechanical Chase to EF-1 and EF-2
- Two (2) New Penetrations for ARU Exhaust Fans; One (1) Existing

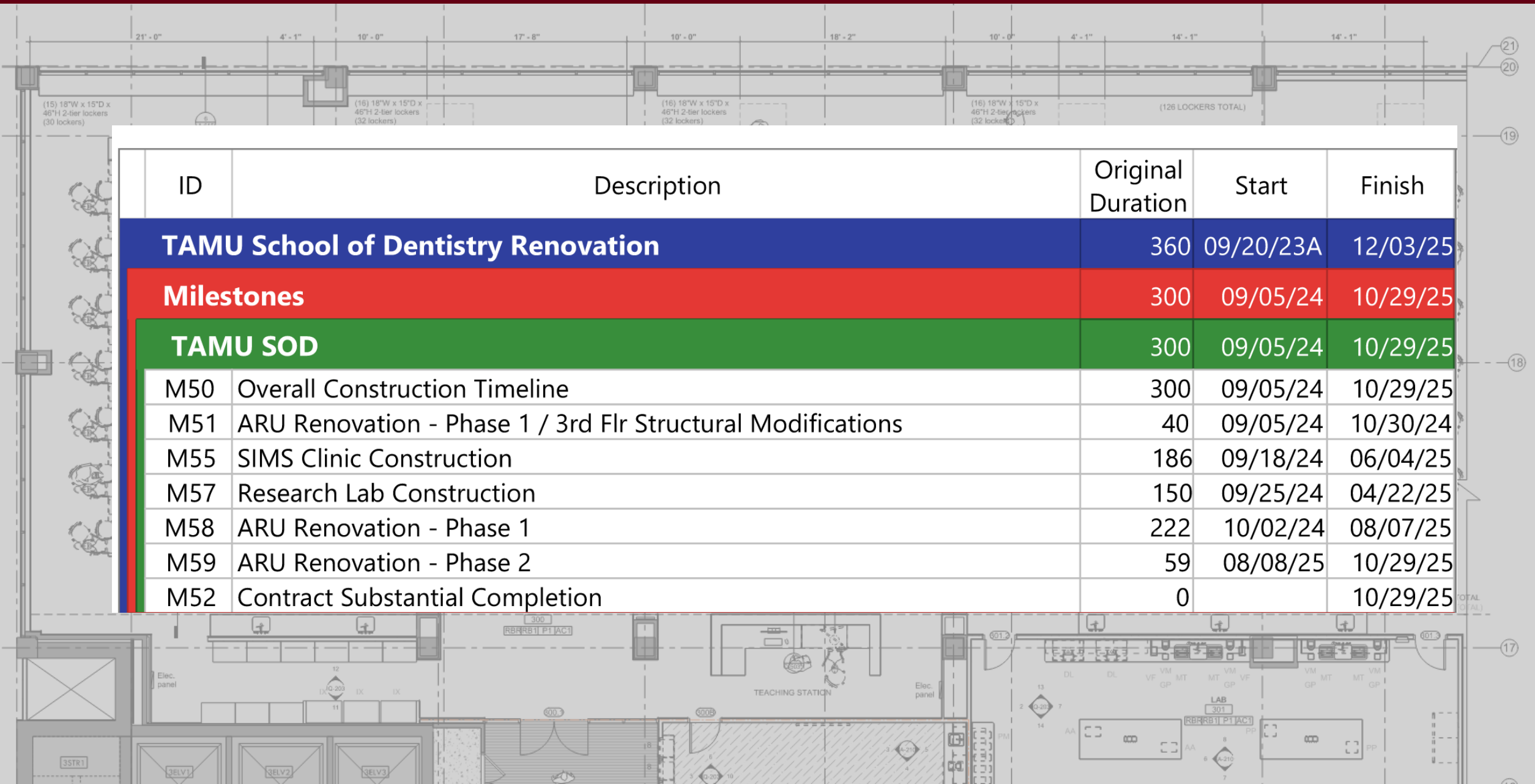


Project Overview – Logistics Plan



Project Overview – Schedule


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









Bidding Process - BuildingConnected

City of DeSoto Rec Center - IFC (100% CDS)


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

▼  All Bidders


-  01 - SPECIFICATIONS
-  02 - DRAWINGS
-  03 - COM CHECK
-  04 - SCOPES OF WORK
-  05 - SCHEDULE & LOGISTICS


 Upload files

Name

 01 - SPECIFICATIONS

 02 - DRAWINGS

 03 - COM CHECK

 04 - SCOPES OF WORK

 05 - SCHEDULE & LOGISTICS

Forms Team Reports

Files


07D - Sprayed on Insulation and Fireproofing FINAL REV1.pdf

08A - Doors, Frames & Hardware FINAL.pdf


08B - Glass & Glazing FINAL.pdf

 BP 09 - Drywall and Acoustical FINAL.pdf

 BP 09A - Plaster FINAL.pdf

 BP 09B - Soft Flooring FINAL.pdf

 BP 09C - Athletic Flooring FINAL.pdf

 BP 09E - Painting & Wallcovering FINAL.pdf

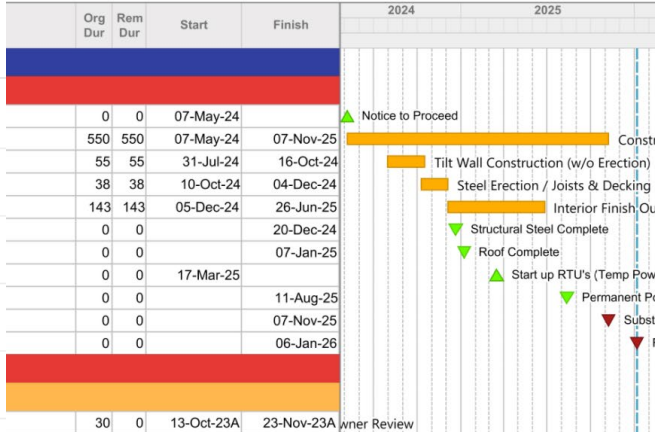
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- Name
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ID	Description	Org Dur	Rem Dur	Start	Finish	Notes
D110	SD Phase	95	0	11-Jul-22A	10-Mar-23A	Owner Review
D120	SD Phase - City Council Meeting	1	0	07-Feb-23A	07-Feb-23A	
D130	DD Phase - First Drawing Issuance (June 2nd Set)	75	0	13-Mar-23A	02-Jun-23A	Issuance (June 2nd Set)
D140	DD Phase - 100% DD (October 12th Set)	94	0	05-Jun-23A	12-Oct-23A	100% DD (October 12th Set)
D150	DD Phase - City Council Meeting	1	0	12-Sep-23A	12-Sep-23A	Council Meeting
D160	Design Review/Budget Review Meeting	0	0	08-Nov-23A		ew/Budget Review Meeting
D170	100% CD Submission	85	16	24-Nov-23A	22-Mar-24	100% CD Submission
D180	50% CD Submission	0	0		12-Jan-24A	50% CD Submission
D200	90% CD Progress Issue	0	0		01-Mar-24A	90% CD Progress Issue
D210	100% CD Submission	0	0		22-Mar-24	100% CD Submission
BUDGET						
D220	Create Final Estimate, Review, And Approval	40	40	12-Mar-24	06-May-24	Create Final Estimate, Review, And Approval

Start Date: 11-Jul-22
 Finish Date: 06-Jan-26
 Data Date: 01-Mar-24
 Run Date: 27-Mar-24
 8144-7 90%CDr1.ppx

McCowan Aquatics and Recreation Center
 90% CD - Bid Schedule



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 portions thereof applicable to the work to be performed under this Subcontract;

Tilt Wall Concrete Assemblies:

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

Section 034710: Tilt-Up Concrete, complete;

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

Section 079200: Joint Sealants, pertinent portions thereof applicable 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 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/WBE 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 (DFWMSDC)

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

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 Yes No
- * Acknowledge all issued Addenda and Bid Clarifications (list in response as 1, or 1-2, etc) Yes No
- * 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. Yes No
- * Base Bid pricing EXCLUDES Sales Tax per State of Texas requirements Yes No

MWBE:

- * M/WBE Participation Percentage %

Bond Information

- * Proposal EXCLUDES the cost of a Performance & Payment Bond Yes No
- * Can you provide a Performance and Payment Bond if requested Yes No
- * Bonding Company Name
- * 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
* Tilt-Up Concrete Panels (excluding Erection)			\$ <input type="text"/>
* Casting Beds			\$ <input type="text"/>
* Form Liners			\$ <input type="text"/>
* Sandblasting			\$ <input type="text"/>
Base Bid			\$0

Alternates

* Erection of Tilt Wall Panels			\$ <input type="text"/>
* Painting of Tilt Wall Panels			\$ <input type="text"/>
* Concrete Foundations (Submit Bid Form via BP 03a)			\$ <input type="text"/>
* Concrete Paving (Submit Bid Form via BP 32a)			\$ <input type="text"/>

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 exceptions. Yes No
- * Bidder has reviewed the project schedule and bid the work accordingly, or has submitted the document with noted exceptions. Yes No

Bidding Process – Post-Bid Interviews

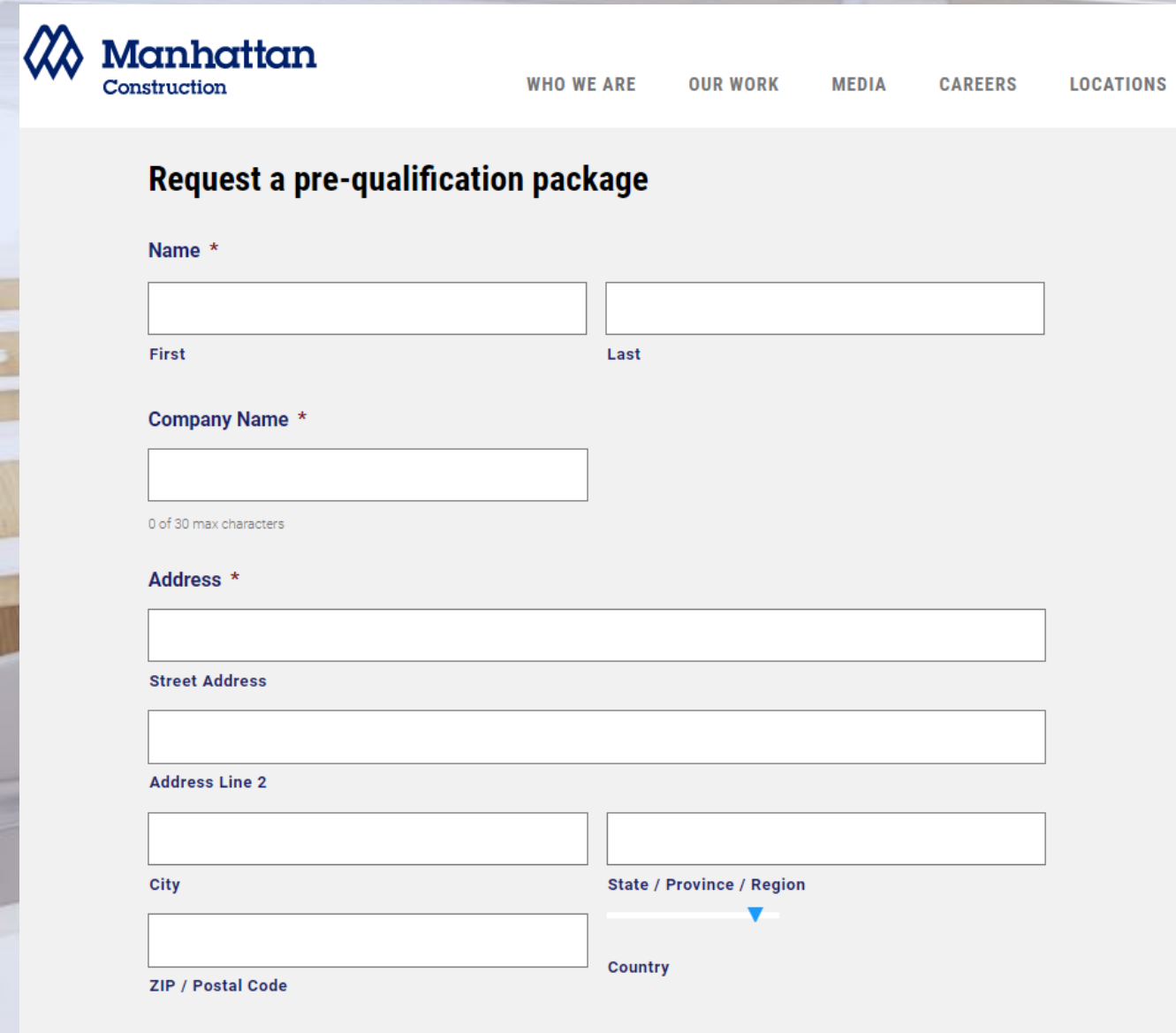
Trade partners must take into consideration the following during the process of preparing bid proposals...

- 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.

Prequalification – TradeTapp Application



The screenshot shows the Manhattan Construction website's prequalification form. The header includes the Manhattan Construction logo and navigation links: WHO WE ARE, OUR WORK, MEDIA, CAREERS, and LOCATIONS. The main heading is "Request a pre-qualification package". The form fields are: Name (First and Last), Company Name (with a 30-character limit), Address (Street Address, Address Line 2, City, State / Province / Region, and ZIP / Postal Code), and Country (a dropdown menu).

Manhattan Construction

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](#)

W9 REQUIREMENTS

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

QUESTIONS?



TEXAS A&M UNIVERSITY
HEALTH

BRW
ARCHITECTS

CARCON
INDUSTRIES

 **Manhattan**
Building excellence.

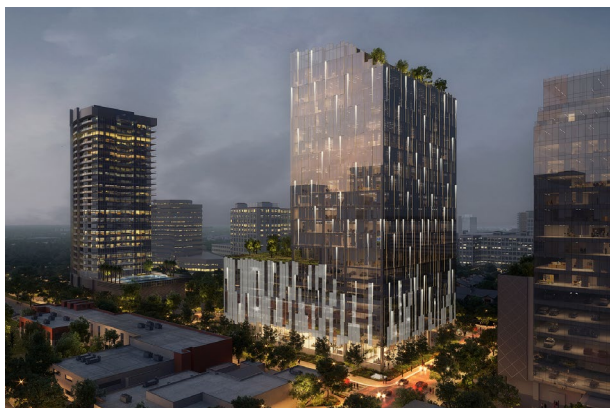
ACARI

TOYOTA STADIUM RENOVATION

HARWOOD NO. 15 OFFICE TOWER

THE VILLAGE – CAMPUS EXPANSION

FAITH CHRISTIAN CENTER



TEXAS A&M FT. WORTH LAW SCHOOL

DART MODERNIZATION PROGRAM

KAY BAILEY HUTCHINSON CONVENTION CENTER

DFW TERMINAL F CONCOURSE & SKYLINK STATION



CLOSING REMARKS

