



**SH 99 Grand Parkway, Segment B-1 Design-Build Project**  
**ONE-ON-ONE OPENING REMARKS\***  
**August 13 – 14, 2024**

**PROCUREMENT PROCESS SUMMARY UPDATES**

The Texas Department of Transportation provided updates on July 15, 2024 and August 5, 2024 to the SH 99 Grand Parkway Segment B-1 Project's (Project) [pre-procurement webpage](#) including the:

- Project Development Status and Procurement Process Summary
- Design-Build Contract Term Sheet
- Reference Information Documents (RIDs) Table of Contents and associated RIDs

**Pre-Procurement/Procurement Schedule:**

13 to 14-Aug-24	2nd Pre-Procurement Partnering One-on-One Meetings
Dec-24	Commission Action/Issue Request for Qualifications (RFQ)
Jan-25	Issue RFQ
Mar-25	Qualification Statements (QS) Due Date
Apr-25	Commission Action/Issue Request for Proposal (RFP)
Apr-25	Issue Draft RFP
Jul-25	Issue Final RFP
Jan-26	Proposal Due Date
Mar-26	Commission Action/Conditional Award
Jun-26	Contract Execution/Notice to Proceed 1 (NTP1)

**Lane Rental Bank:**

- TxDOT does not anticipate using a lane rental bank for the Project.
- TxDOT does anticipate allowing lane closures sufficient to construct the Project and using lane rental charges and liquidated damages to incentivize the DB Contractor to minimize impacts to the traveling public during construction.

**RFQ Updates:**

- TxDOT does not anticipate making any changes to the RFQ evaluation criteria.
- TxDOT does not anticipate making any changes to the key personnel requirements.
- TxDOT is currently leaning towards not holding interviews during the RFQ phase.

**RFP Updates:**

- TxDOT does not anticipate making any changes to the RFP evaluation criteria.
- TxDOT is currently leaning towards holding interviews during the RFP phase.
- Responses to interview questions will be part of the evaluation and scoring of Proposers' technical proposal score.



## PROJECT DEVELOPMENT STATUS UPDATES

### Project Estimate:

- The DB cost estimate was recently prepared in July 2024 based on the 90% schematic design and is currently under review.
- The estimated draft design-build cost is \$1.94 billion.
  - Professional services increased by \$30 million
  - ROW/Utilities increased by \$10 million
  - Construction increased by \$280 million
    - Increase in structures unit prices
    - Increase in retaining wall quantities
    - Increase in pavement quantities
    - Increase in detention pond quantities
- TxDOT continues to monitor the volatility of construction-related costs. Implementing price escalation provisions similar to those incorporated on the I-35 Northeast Expansion (NEX) South design-build project limiting the risk for proposers between the proposal due date and 120 days after the contract execution date will only be considered under extraordinary inflationary market conditions.
- TxDOT encourages industry discussion and feedback on the Project estimate.

### Project Schedule:

- The Project Development Status and Procurement Process Summary was updated on July 15, 2024 to include general schedule and phasing assumptions for the Project based on the 60% Schematic Design.
- TxDOT encourages industry discussion and feedback on the Project schedule.

### Tolling:

- TxDOT anticipates implementing a Toll Zone Work Completion Deadline for the Project that obligates the DB Contractor to complete all tolling civil work and turnover to the Systems Integrator 180 days prior to Substantial Completion. See the DBC Term Sheet updated August 5, 2024 for additional information.
- TxDOT requests industry discussion and feedback on tolling civil work delivery means/methods and turnover to the Systems Integrator.

### Reference Information Documents (RIDs) updates since last one-on-one meetings:

- Project Estimate:
  - July 15, 2024 updates to the RIDs to include quantities and additional cost breakdowns based on the 60% Schematic Design.
- Project Schedule:
  - July 15, 2024 updates to the RIDs to include general schedule and phasing assumptions for the Project based on the 60% Schematic Design.



- Environmental:
  - July 15, 2024 updates to the RIDs to include hazardous materials initial site assessment maps and documents.
- General:
  - July 15, 2024 updates to the RIDs to include TxDOT's current organizational chart for project implementation and an overview of the Grand Parkway Transportation Corporation organization.
- Geotechnical Information:
  - August 5, 2024 updates to the RIDs to include a .KMZ file and PDF of geotechnical boring locations and logs completed to date as of July 5, 2024.
- Maintenance during Construction:
  - August 5, 2024 updates to the RIDs to include pump station checklists.
  - TxDOT anticipates transferring the maintenance of the pump station within the Project limits to the DB Contractor throughout the duration of the design-build contract.
- Schematic Design:
  - July 15, 2024 updates to the RIDs to include a .KMZ based on the draft 90% Schematic Design.
- Tolling:
  - July 15, 2024 updates to the RIDs to include a sample toll site acceptance checklist for Toll Zone Work.
  - August 5, 2024 updates to the RIDs to include the draft anticipated DB Specification Item 29, Tolling and associated attachments for the Project.

**Reference Information Documents (RIDs) updates anticipated in October 2024:**

- Drainage:
  - TxDOT is preparing a draft Drainage Report, hydraulics and hydrology (H&H) models, and design files are anticipated to be complete October 2024.
- Environmental Approvals:
  - TxDOT is conducting a limited re-evaluation anticipated to be approved October 2024.
  - TxDOT is conducting a Categorical Exclusion for the SH 35 Bypass portion of the project anticipated to be approved October 2024.
- Geotechnical Information:
  - A draft Pavement Design Report is anticipated to be complete October 2024.
- Right of Way (ROW):
  - A ROW Status Report will be provided in the RIDs beginning October 2024 that will be updated during pre-procurement and procurement.
- Schematic Design:
  - The 90% schematic, with TxDOT review comments addressed, is anticipated to be complete and posted as a RID in October 2024.



- Utility Information, Coordination, and Relocation:
  - All available Level A and B subsurface utility engineering (SUE) information is anticipated to be provided October 2024.
  - A draft Utility Conflict Matrix (UCM) and Conflict Exhibit to the Schematic Design is anticipated to be complete October 2024.

**Reference Information Documents (RIDs) updates anticipated in January 2025 (issuance of RFQ):**

- Geotechnical Information:
  - A final Pavement Design Report is anticipated to be complete November 2024.
  - A Geotechnical Investigation Report is anticipated to be complete November 2024.
- Schematic Design:
  - The final schematic is anticipated to be complete November 2024.
  - Final Drainage Report, H&H models, and design files are anticipated to be complete November 2024.
- Utility Information, Coordination, and Relocation:
  - All remaining Level A and B subsurface utility engineering (SUE) information is anticipated to be complete December 2024.
  - A draft Utility Conflict Matrix (UCM) and Conflict Exhibit to the Schematic Design for the remaining SUE information identified is anticipated to be complete December 2024.