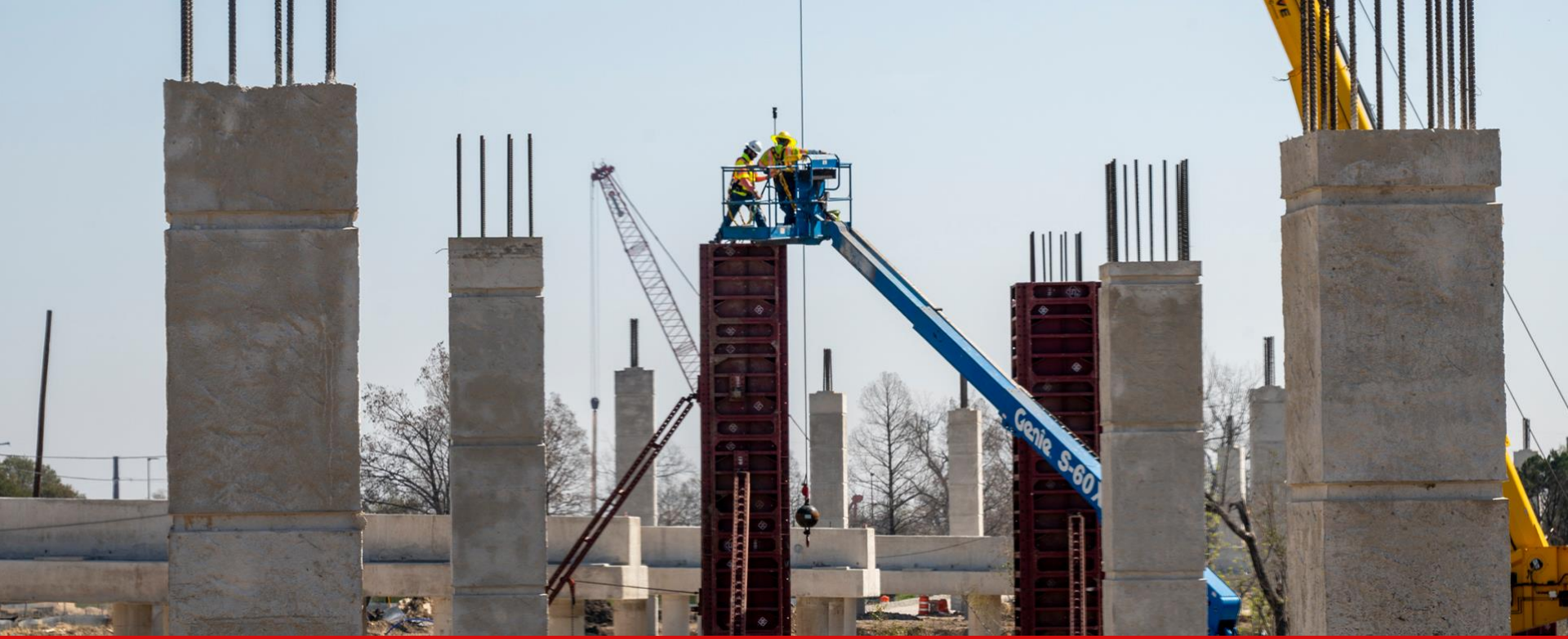

Early Start of Construction

Rev. 01
Release Date: 04/30/2024

Texas Department of Transportation

Early Start of Construction Training

This is a self-directed overview of Design-Build contracting based on Version 6.0 of the Programmatic Documents

This symbol where shown on a slide provides reference to the Section of the Programmatic Documents

Sample

Early Start of Construction (ESOC) Training Goals

- ✓ Understand what constitutes Early Start of Construction (ESOC)
- ✓ Understand the ESOC process and requirements

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1. Definition and Overview

Early Start of Construction (ESOC) Definition

ESOC is any construction activity performed in accordance with construction packages issued by the DB Contractor for construction without receiving TxDOT's written statement of no exceptions taken with the Design Manager's and Professional Services Quality Assurance Manager's (PSQAM) certification of compliance.

ESOC packages are not RFC documents

Any ESOC work is performed are at DB Contractor's risk

DB Contractor shall make any necessary modifications to already completed construction activities at its sole cost and expense without any entitlement to time extensions or adjustments in the Price

CONTRACT REFERENCE
DBA GC
Section 1.2.2

Overview - ESOC Drivers

Accelerated groundbreaking

Schedule commitments

Timing and efficiency of DB Contractor's available resources

Cash flow

2. Package Requirements and Procedures

ESOC Package Contents

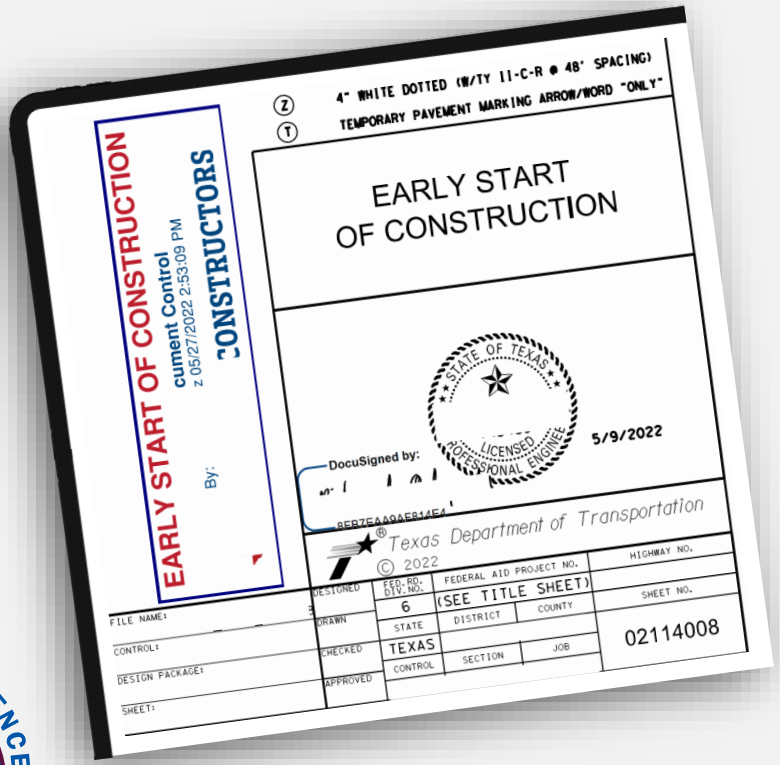
Work eligible for inclusion as ESOC:

- ✓ Rough Grading
- ✓ Drainage
- ✓ Temp Drainage
- ✓ Demo/Removal Plans
- ✓ Temporary Pavement
- ✓ ROW Plans
- ✓ SWPPP
- ✓ Utilities

CONTRACT REFERENCE

DBA GC

Attachment 4-1, Table 2, QCP 11



Conditions for Release of ESOC packages

CONTRACT REFERENCE
DBA GC
Attachment 4-1, Table 2, QCP 11

DB Contractor may release ESOC packages for construction if DB Contractor has satisfied all conditions for issuance of NTP2 and commencement of construction relating to the Work to be performed.

Requirements:

TxDOT approval of the Professional Services Quality Management Plan (PSQMP)

TxDOT approval of the Construction Quality Management Plan (CQMP)

Approval of the PBS3 and Schedule of Values identifying the ESOC Work

PSQMP Requirements for ESOC Submittals

CONTRACT REFERENCE
DBA GC
Attachment 4-1, Table 2, QCP 11

Prepare and include procedures in the PSQMP for approval of ESOC packages by TxDOT

Coordinate with TxDOT in advance of the ESOC Submittal and confirming the ESOC procedures are consistent with the procedures described in the PSQMP

Provide for TxDOT: review and comment quality records documenting the QC and IQ reviews of the ESOC Submittal package and the 3-D design model representing the ESOC Work

Packages and Procedures

List of proposed ESOC packages

- Submitted before the Design Submittal Packaging Plan
- Includes description of packages
- Must obtain TxDOT's approval of list and description prior to submittal of the Design Submittal Packaging Plan

DB Contractor requested packages

TxDOT may defer ESOC for any portion of the Work requested for ESOC by the DB Contractor

ESOC Procedures

TxDOT and the DB Contractor agree on Project specific responsibilities and workflows then the DB Contractor incorporates them into the PSQMP

- Distribution of Construction Documents
- Addressing comments
- Implementing design changes
- Other

3. Submittals

Design Submittal Packaging Plan

- DB Contractor must include the approved list of ESOC Submittal packages in the Design Submittal Packaging Plan
- DB Contractor hosts a Packaging Plan and Schedule Workshop to explain and discuss proposed design submittal packages
- Includes the work limits, work type, and schedule for each submittal
- ESOC Packages are included if applicable

DESIGN PACKAGING AND SUBMITTAL PLAN					
Wave	Wave Content	Stage	Current Start	Original Duration	Current Finish
1	Aesthetics and Landscape Plan Corridor Structure Type Study and Report General Notes/Specifications Standards Environmental Re-eval for ATC	Preliminary	8-Nov-23	10	19-Nov-23
2	Aesthetics and Landscape Plan Corridor Structure Type Study and Report General Notes/Specifications Standards Environmental Re-eval for ATC	Final	10-Dec-23	10	23-Dec-23
3	Hydraulics Report	Preliminary	17-Jan-24	10	28-Jan-24
4	Roadway Package Drainage Package Roadway Removal Package Bridge Package 1 (01, 03A, 06, 08A) Walls Package 1 Permanent ITS Permanent Lighting Permanent Signs, Signals, Striping	Preliminary	8-Mar-24	10	21-Mar-24
5	MOT Phase 1A, 1, 2 SWPPP Phase 1A, 1, 2 Temporary ITS Phase 1A, 1, 2	Preliminary	21-Mar-24	10	4-Apr-24
6	Roadway Package (Early Package) Drainage Package (Early Package) Roadway Removals Package (Early Package)	ESOC	17-May-24	8	26-May-24

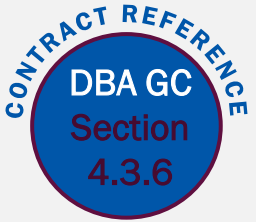
CONTRACT REFERENCE
DBA GC
Attachment 4-1, Table 2, QCP 02

Submittal Schedule

All ESOC packages must be submitted within 180 days after Notice to Proceed 2 (NTP2) or shall not be considered ESOC

Partial DB GC Table 4-3: QMP Submittals to TxDOT

Submittals	Submittal Schedule	Department Action	Reference Section
QMP – Professional Services Quality Management Plan	Prior to submitting design packages for TxDOT review	Approval	4.3.3
Design Submittal Packaging Plan	Prior to the first Professional Services Submittal	Approval	Attachment 4-1
Early Start of Construction procedures	Prior to Work	Approval	Attachment 4-1
List of proposed ESOC Submittal packages	Prior to submittal of the Design Submittal Packaging Plan	Approval	Attachment 4-1
ESOC Submittal packages	No later than 180 days after NTP2	Review and Comment	Attachment 4-1



ESOC Package Submittals

All items, elements or portions of the work constructed in ESOC packages, which are then permanently incorporated into the Work, must be incorporated into RFC packages for TxDOT concurrence.

Preliminary Design

Final ESOC Design

Issued for ESOC

Record Documents (including QC/QA documentation)

CONTRACT REFERENCE
DBA GC Attachment 4-1, Table 2, QCP 11

ESOC Package Submittals - Continued

ESOC Packages shall include at a minimum:

- ❑ Standards and Specifications including General Notes
- ❑ Construction specifications
- ❑ Typical sections
- ❑ Horizontal and vertical drainage system
- ❑ Related elements of the drainage system

ESOC Package Submittals – cont.

ESOC Packages shall include at a minimum:

- ❑ Related elements of the traffic control plan (TCP) specifically applicable during the term of the ESOC construction scope
- ❑ Subsurface geotechnical investigations and recommendations
- ❑ Slope stability analysis and recommendations
- ❑ Settlement monitoring program
- ❑ Preliminary structure general plans (if a structure is within the element or portion of the nonstructural Work)

TxDOT Review & Comment

Prior to release of the ESOC package for construction comments shall be addressed to TxDOT's satisfaction if:

Work is not in conformance with the Contract Documents

Work could be considered a hazard to public health and safety

CONTRACT REFERENCE
DBA GC
Attachment 4-1, Table 2, QCP 11

TxDOT Review and Comment

- Is not a QC or QA review
- Does not direct solutions
- Does not shift risk to TxDOT
- TxDOT concurrence is not provided for ESOC packages

4. Resources

Contract Reference Documents

Design-Build Agreement (DBA)

contains DB specific and traditional contract language. Allows flexibility for district specific language.

Design-Build General Conditions (DB GC)

Items 1-9 of the DB Specifications are the Design–Build General Conditions and provide the static terms and conditions for Design–Build contracts.

Design-Build Specifications Items 10-28 (DBS)

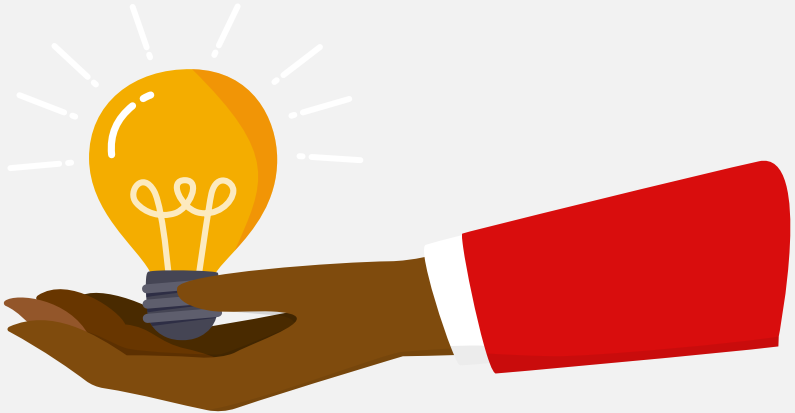
contains DB specific and traditional contract language. Allows flexibility for district specific language.

Capital Maintenance Agreement General Conditions (CMA GC)

Items 1-8 of the CAM Specifications are the CMA General Conditions and provide the static terms and conditions for Design–Build contracts.

The CMA Specifications are included in item 9 contains provisions for maintenance during construction & options for maintenance after substantial completion.

Questions and Discussion



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