

SH 99 Grand Parkway Segment B-1 Design-Build Project

Utility Workshop



May 8, 2025

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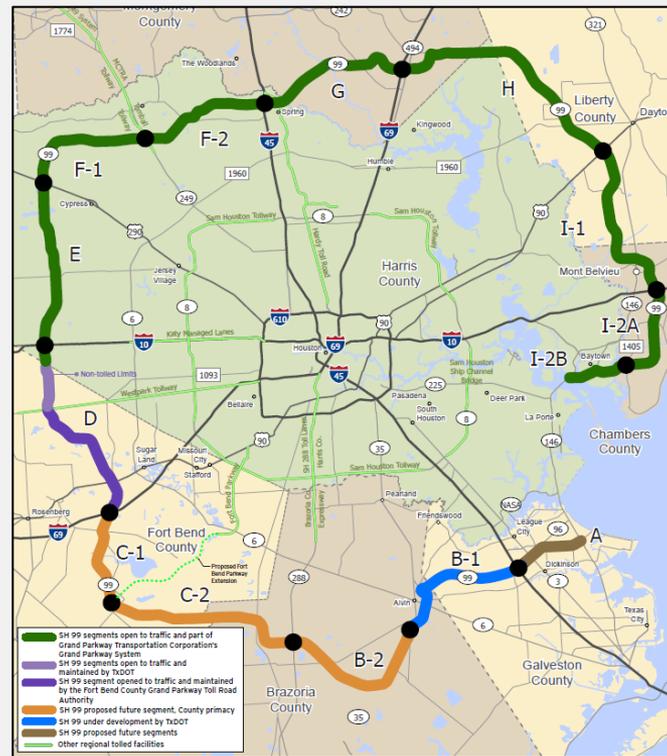
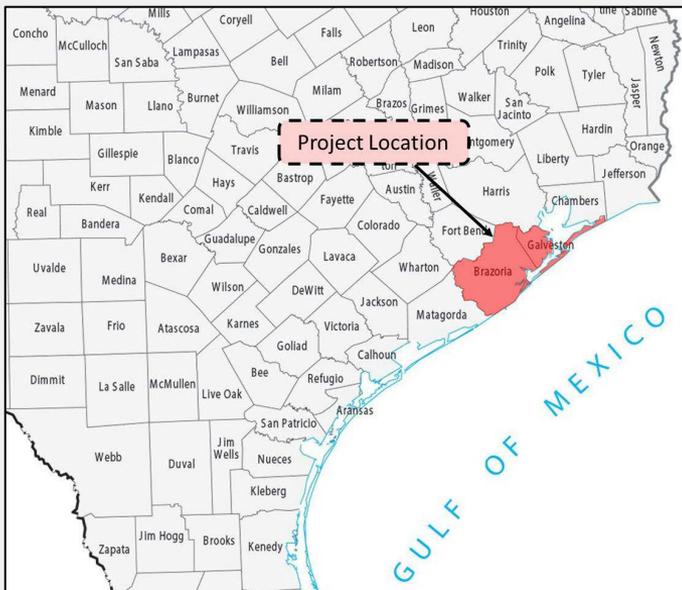
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Project Overview

Corridor Location and Project Limits



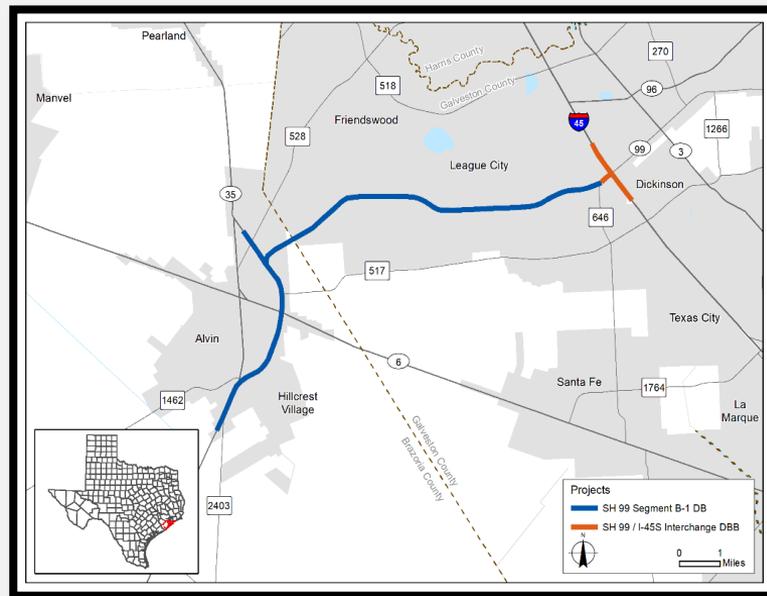
Quick Facts

Segment B-1 Construction Limits: FM 646 to South of FM 2403

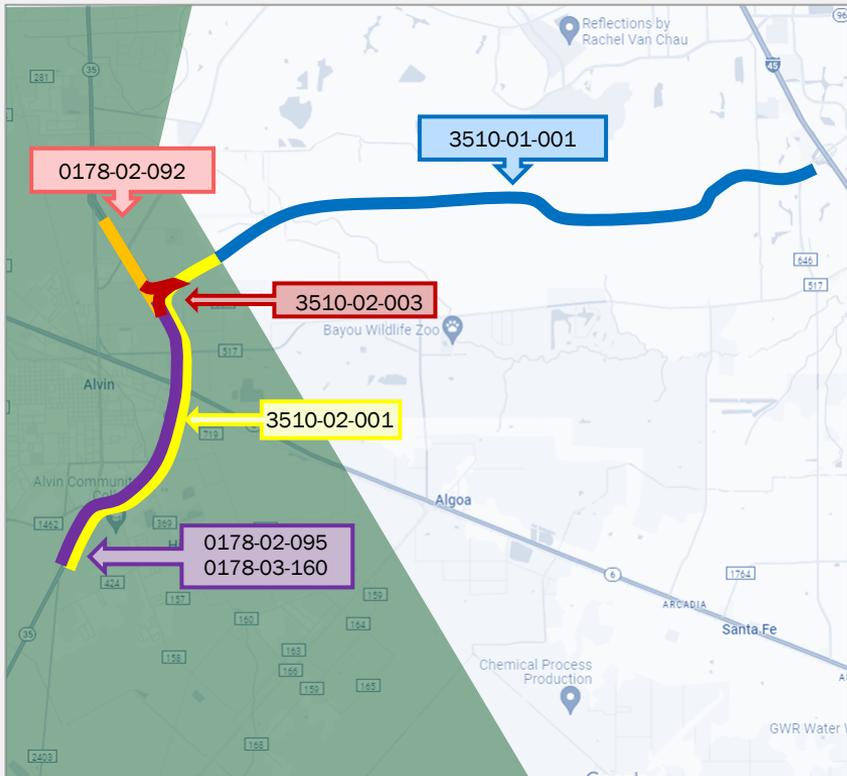
Project Locations: Galveston & Brazoria counties

Project Overview

- **Limits:** FM 646 to South of FM 2403
- **Length:** 14.0 miles
- **Project Details:**
 - Construct 4-lane tollway with discontinuous 2-lane frontage roads and interchanges
 - Construct two direct connectors at SH 35
 - Construct SH 35 mainlanes north of SH 99
 - Four direct connectors at I-45 interchange to be constructed by others
- **Estimated DB Cost:** \$1.94 Billion



Project Overview

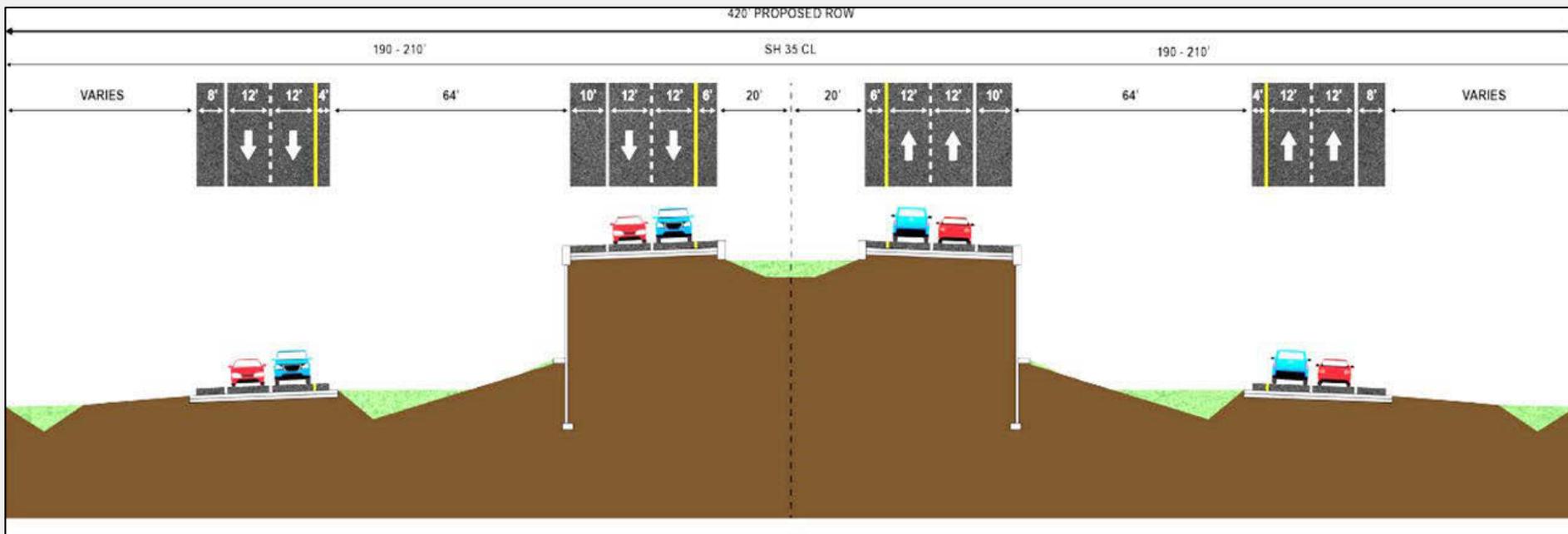


Brazoria County
 Galveston County

- CSJ 3510-01-001** DESIGN - BUILD SH 99, FM 646 TO BRAZORIA CL
 Galveston County.
 Construct 4-lane tollway with discontinuous 2-lane frontage roads and interchanges
- CSJ 3510-02-001** DESIGN - BUILD SH 99, GALV CL TO S OF FM 2403
 Brazoria County
 Construct 4-lane tollway with limited 2-lane frontage roads and interchanges
- CSJ 3510-02-003** DESIGN - BUILD SH 99, AT SH 35
 Brazoria County.
 Construct 2 direct connectors (TOLL)
- CSJ 0178-02-092** DESIGN - BUILD N GORDON ST TO STEELE RD
 Brazoria County.
 Construct 4 new mainlanes with overpasses at Wheeler Drive at FM 528 and reconstruct existing frontage roads.
- CSJ 0178-02-095** DESIGN - BUILD N OF WHEELER DR TO S OF FM 2403

CSJ 0178-03-160 DESIGN - BUILD
 Brazoria County.
 Remove & replace existing JRPC pavement in kind, including guardrail, striping, etc.

SH 99 Grand Parkway Segment B-1 – Typical Section



Utility Owners

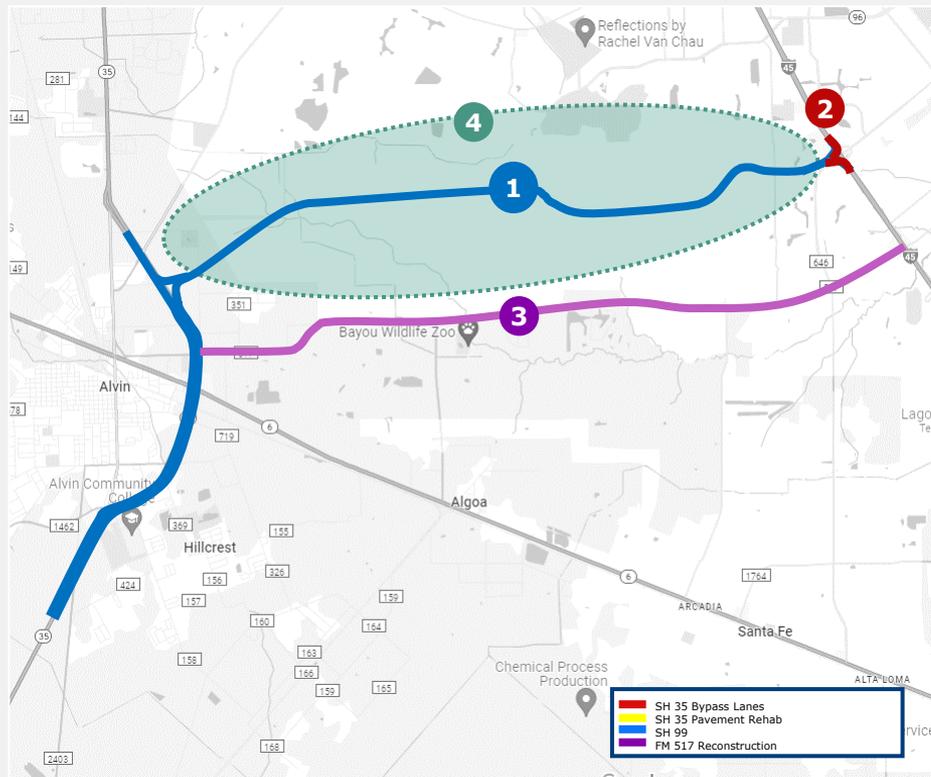
Utility Owners

| | |
|--------------------------------------|--|
| Air Liquide Large Industries U.S. LP | Phillips 66 |
| Air Products LLC | Shell Pipeline |
| Buckeye | Vandevener Energy |
| CenterPoint Energy (Gas) | AT&T Texas |
| Chevron | Comcast |
| Denbury Green Pipeline | Frontier |
| DOW | Interface |
| Energy Transfer | Phonoscope |
| Enterprise | Verizon (MCI) |
| Equistar | CenterPoint Energy (Electric Distribution) |
| Exxon Mobile | CenterPoint Energy (Electric Transmission) |
| Genesis Pipeline | Texas-New Mexico Power (Electric Distribution) |
| INEOS USA | Texas-New Mexico Power (Electric Transmission) |
| Kinder Morgan Tejas Pipeline | Gulf Coast Water Authority |
| Monument Pipeline | City of Alvin (Water/Wastewater) |
| Panther (now Third Coast) | League City (Water/Wastewater) |



Adjacent Projects

Project & Adjacent Projects



| | | |
|---|---|--------------------------------|
| 1 | SH 99 Segment B-1 From FM 646 to South of FM 2403 | DESIGN - BUILD |
| | | NTP1: 06/2026 |

| | | |
|---|---|------------------------------------|
| 2 | SH 99, AT I-45S Construct 4 direct connectors | DESIGN BID BUILD |
| | | LET Date: 02/2028 |



| | | |
|---|--|------------------------------------|
| 3 | FM 517 Reconstruction From I-45 S to SH 35 | DESIGN BID BUILD |
| | | LET Date: 12/2027 |



| | | |
|---|--|--|
| 4 | Third Party Development Unknown timetable for private developer activities in the greenfield section | |
| | | |



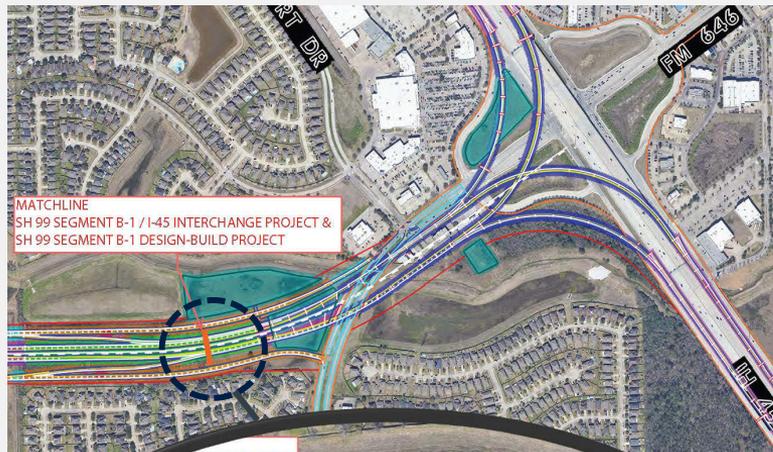
Adjacent Project - SH 99, AT IH 45S (SEG B1)

Location: Galveston County, Texas

Description: The SH 99 Grand Parkway Segment B-1 IH 45S Interchange project involves the construction of four direct connectors (toll) from IH 45S to ~0.6 miles west of IH 45S.

Project Details:

- CSJ: 3510-01-003
- Project Type: Design-Bid-Build (DBB)
- Let Date: Feb 2028



Adjacent Project - FM517 - Project Overview

CSJ 1002-01-006 in Brazoria County

CSJ 1002-02-016 in Galveston County

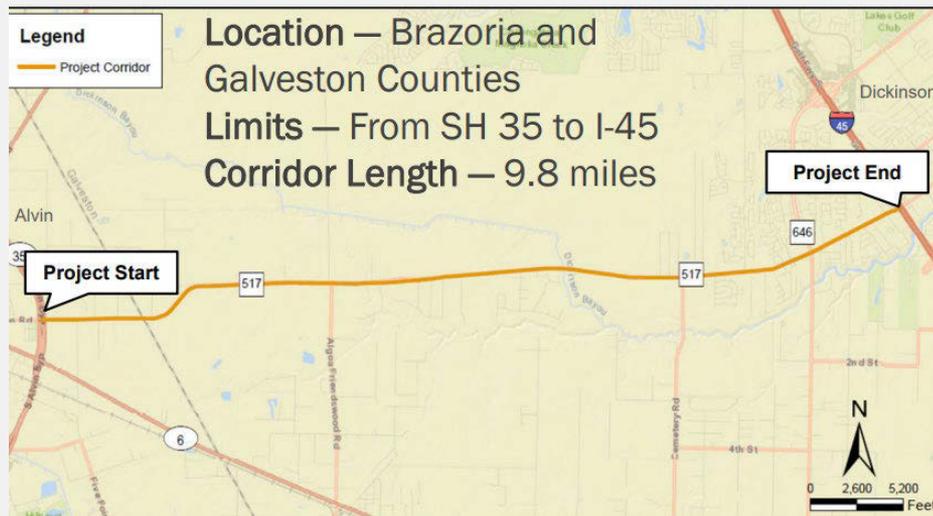
CSJ 0978-01-048 in Galveston County

The project limits extend on FM 517 from SH 35 to I-45S between Alvin and Dickinson in Brazoria and Galveston Counties.

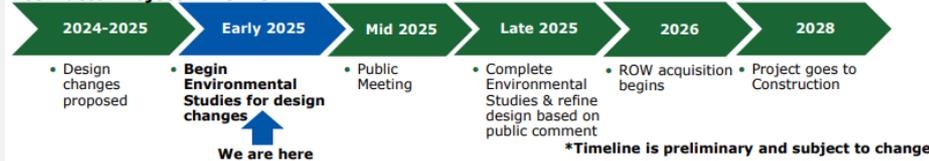
Approximately 9.8 miles.

Proposed improvements on FM 517 would accommodate future anticipated traffic demand and growth in the region.

Letting Date: December 2027

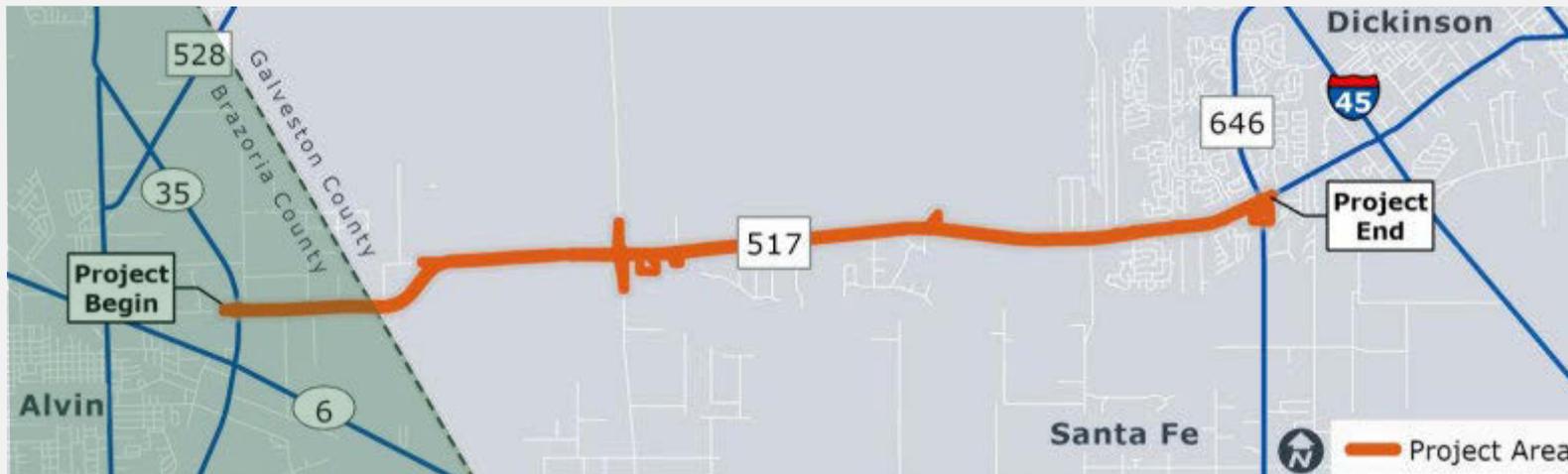


Estimated Project Timeline*



FM517 Adjacent Project

Utility owners list at the intersection:



| County | Brazoria | Galveston |
|----------------|---|--|
| CSJ | 1002-01-006 | 1002-02-016 |
| Utility Owners | with the preliminary UCM received, 22 Utility Owners are identified. | with the preliminary UCM received, 22 Utility Owners are identified |



FM 517 from SH 35 to I-45 Project Site :

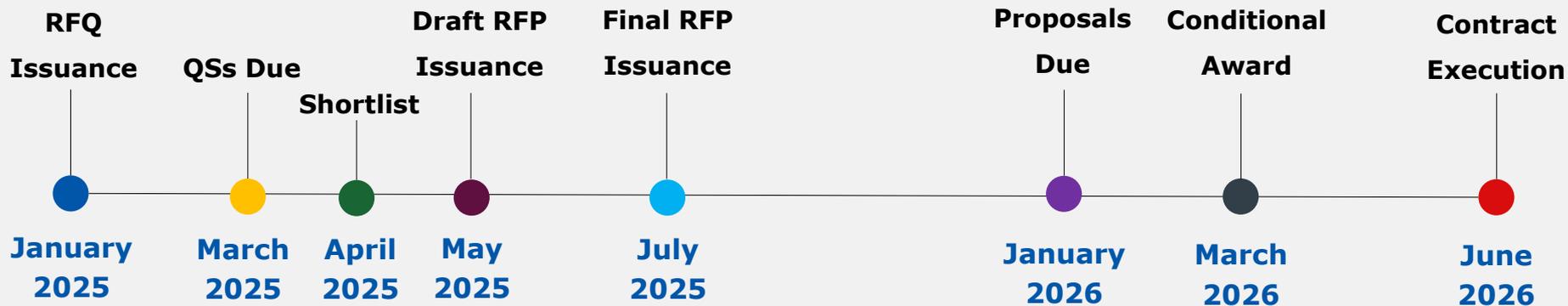
<https://www.txdot.gov/projects/projects-studies/houston/fm517-from-sh35-to-i45.html>





SH 99 Grand Parkway Segment B-1 Project Status

Timeline



Status of Utilities

Subsurface Utility Engineering (SUE) / Utility Conflict Matrix (UCM):

- Final SUE information was provided in the RIDs during February 2025
- Final UCM was provided in the RIDs during February 2025

Early Utility Coordination

- Early utility coordination with 15 utility owners commenced in June 2024.
- TxDOT schematic reflects a substantial amount of Avoid-Minimize-Accommodate (AMA)
- Relevant files and meeting notes will be uploaded to the RIDs during the RFP phase
- Utility kick-off meetings were held with the City of Alvin and the City of League City

Early Utility Coordination

- Air Liquide Large Industries U.S. LP
- Air Products and Chemicals, Inc.
- Buckeye Partners, L.P.
- CenterPoint Energy Inc. (Electric Transmission)
- Chevron Phillips Chemical Company LLC
- Denbury Green Pipeline-Texas LLC
- The DOW Chemical Company
- Energy Transfer LP
- Enterprise Products Partners L.P.
- Equistar Chemicals, LP
- ExxonMobil Pipeline Company LLC
- Kinder Morgan Tejas Pipeline LLC
- Phillips66 Company
- Shell Pipeline Company LLC (Concha Chemical Pipeline LLC)
- Texas New Mexico Power (Electric Transmission)

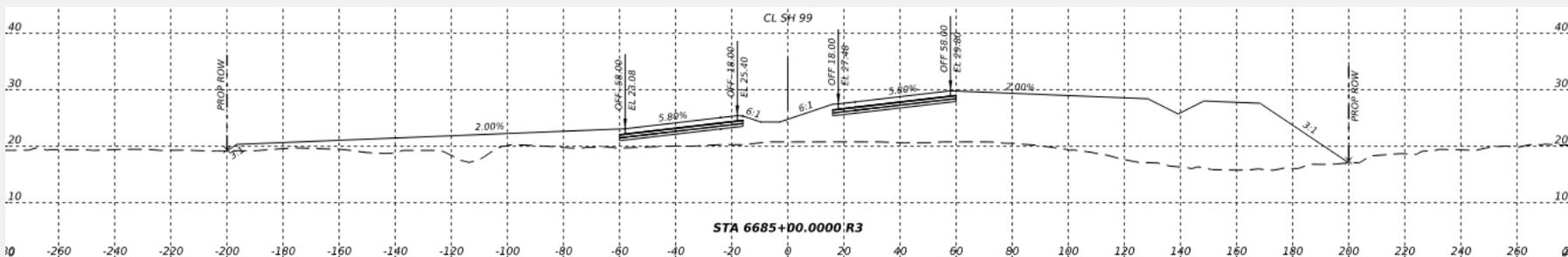
Early Utility Coordination - Schematic Avoid-Minimize-Accommodate (AMA)



- 1 (10) Pipeline Corridor-
Drainage, Profile & Fill
- 2 Pipelines and Sanitary-
Bridge, Drainage, Profile & Offsite
Developer
- 3 (7) Pipeline Corridor-
Bridge & Drainage
- 4 (6) Pipeline Corridor-
Detention, Drainage, Fill

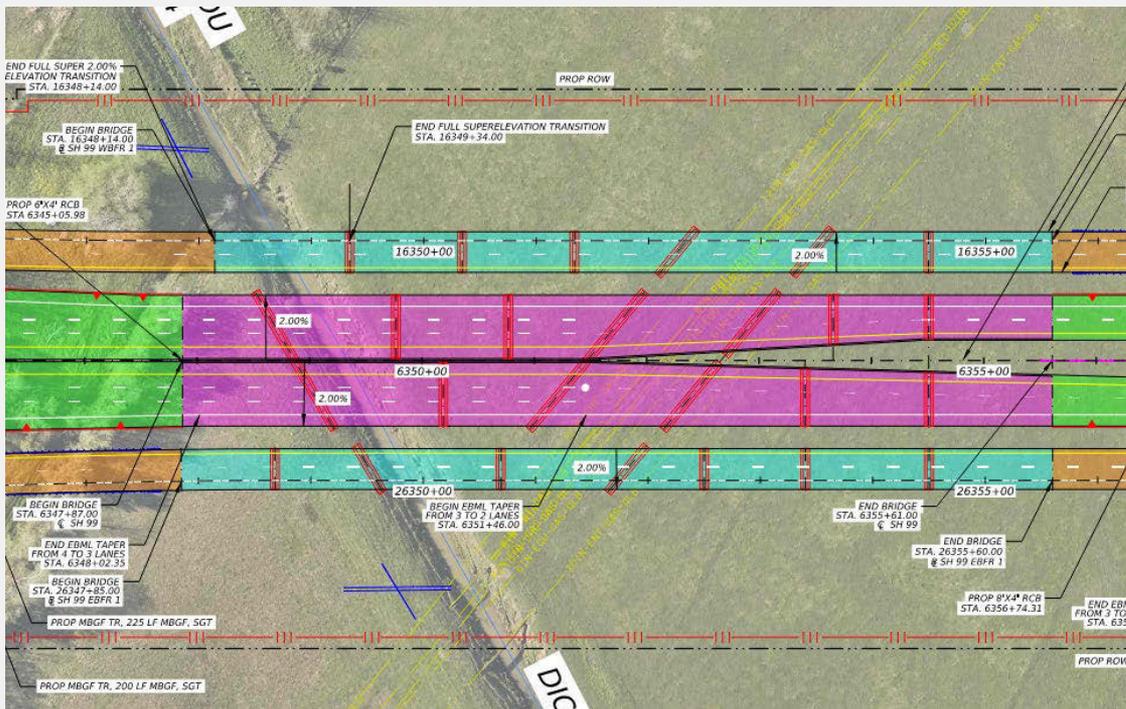
Early Utility Coordination - Schematic AMA examples

1 (10) Pipeline Corridor - Utility Owners and TxDOT Coordination - Drainage, Profile, & Fill



Early Utility Coordination - Schematic AMA examples

3 (7) Pipeline Corridor - Utility Owners and TxDOT Coordination - Bridge & Drainage





DESIGN-BUILD UTILITY PROCESS

Design-Build Utility Process

Utility Process Overview

- Design-Bid-Build (traditional) vs. Design-Build
- Roles and Responsibilities
- Types of Agreements
- Opportunities for Reimbursement
- TxDOT Utility Permits
- Communication with Proposers

Design-Build Utility Process

Design-Build (DB) Method

- Utility Agreements
 - Between DB Contractor (DBC) and Utility Owner
- Utility Design
 - After project award by DBC or Utility Owner
- Utility Easements (permanent and construction)
 - After project award by DBC or Utility Owner
- Utility Relocations
 - During active roadway construction
 - Cost – DBC and Utility Owner
 - Schedule – DBC responsible

Design-Bid-Build (DBB) Method (Traditional)

- Utility Agreements
 - Between TxDOT and Utility Owner
- Utility Design
 - Prior to contract award by Utility Owner
- Utility Easements
 - Prior to contract award by Utility Owner
- Utility Relocations
 - Prior to contract award by Utility Owner
 - Cost – Eligibility Ratio calculated
 - Schedule – Dictated by TxDOT

Design-Build Process

TxDOT Responsibilities

- Verify all PUAA's comply with relevant State and Federal Law, Codes, and Regulations, including Buy America
- Verify all Utility Adjustments comply with Utility Accommodation Rules (UAR)
- Coordinate with Design-Builder the review and processing of Utility Agreements
- Participate in Design-Builder Utility Owner meetings

Design-Build Process

Utility Owner's Responsibilities

- Coordinate with Design-Build Contractor
- Provide point of contact for project issues and information
- Enter into PUAA's with Design-Build Contractor
- Provide resources to meet the anticipated construction schedule
- Address utility adjustments or cause adjustments to be performed
- Comply with UAR
- Comply with Buy America requirements

Design-Build Process

Design-Build Contractor's Responsibilities

- Coordinate and cooperate with utility owners
- Identify utility conflicts
- Coordinate all utility work, including permits
- Prepare and execute PUAA's
- Compensate utility owner for eligible adjustment costs
- Comply with UAR
- Comply with Utility owners written standards and specifications
- Comply with Buy America requirements
- Comply with utility agreements

Design-Build Process

Types of Agreements

- Project Utility Adjustment Agreement (PUAA)
 - Required for all Utility Adjustments on the project
 - Reimbursement payments will come from DB Contractor
 - TxDOT will be a signatory and third-party beneficiary
- Utility Adjustment Agreement Amendment (UAAA)
 - PUAA is amended to add or change scope
- Abbreviated Utility Assembly (AUA)
 - Remain in place facilities

Design-Build Process

Design-Builder or Owner Managed

- PUAA-OM (Owner Managed)
 - Owner performs and manages the utility construction and DB Contractor inspects
- PUAA-DM (Design-Builder Managed)
 - DB Contractor performs and manages the utility construction and Owner inspects.
 - Owner can provide a list of pre-qualified contractors

Design-Build Process

Reimbursement

- Utility is located within an Existing Utility Property Interest
 - Up to 100% reimbursement for eligible costs
- SH99 B-1 Designated Toll
 - Up to 50% reimbursement for eligible costs
- Cost associated with betterment is the responsibility of the utility owner

Eligible Costs do Not Include

- Elective Betterment
- Certain overhead and other costs not directly related to the adjustment

Design-Build Process

TxDOT Utility Permits (RULIS)

- New installations and repair work still go through normal TxDOT permit process (RULIS)
- New Utilities thru RULIS during procurement will be provided to the DB Contractor
- Designs will be reviewed and coordinated by Design-Builder and TxDOT for compatibility with proposed roadway design
- All work within ROW will be coordinated with Design-Builder

Utility Owners and Design Build Teams

Rules of Communication

DB Proposers may contact Utility Owners to discuss issues relating to the Project so long as the Proposer provides a written notice to TxDOT no later than three Business Days in advance of each such meeting.

DB Proposers with questions of TxDOT, must submit such to the project email address at:

txdot-hou-ald-sh99segb1@txdot.gov

Utility Owners with questions of TxDOT, must submit such to the project PM email address at:

kenneth.shirley@txdot.gov

(Utility Owners w/FM 517 Questions : Contact Renee.Laurendine@txdot.gov or PM Amer.Qureshi@txdot.gov)

Design Build Teams

| Design-Build Teams | Partners | Utility Manager |
|----------------------------------|--|--|
| Ferrovial Construction-Webber 99 | Ferrovial Construction US Corp. Webber, LLC | Cristino Martinez, PMP ®, M.Sc. C: 817-913-4065 cmartinezquevedo@ferrovial.us |
| Fluor Enterprises, Inc. | Fluor Enterprises, Inc. | Juan Vasquez C: 979-473-9943 Juan.vasquez@wv-consulting.com |
| WBCCI, LLC | WBCCI, LLC | Vineeta Jayaram C: 832-330-6400 Vram@cobbhendley.com |

Project Websites



GPTC Segment B -

<https://www.txdot.gov/projects/projects-studies/houston/sh99-grand-parkway/overview/segment-b.html>



SH 99 Grand Parkway Segment B-1 Design-Build:

<https://www.txdot.gov/business/road-bridge-maintenance/alternative-delivery/sh99-grand-parkway-segb1.html>





Thank you