



## North Houston Highway Improvement Project (NHHIP) 3C-2 Project

### ONE-ON-ONE OPENING REMARKS\*

September 9 – 11, 2025

#### PROJECT DEVELOPMENT STATUS

##### Project Estimate:

- The Texas Department of Transportation (TxDOT) has completed its independent review of the design-build (DB) cost estimate and has confirmed the DB cost of \$2.1 B, including risk-based contingencies and inflation on the NHHIP 3C-2 Project (Project).
- TxDOT encourages Offeror discussion on their opinion on the cost to design and construct the Project.

##### Project Schedule:

- TxDOT is in the process of determining conceptual construction sequencing and lane restrictions for the Project and is preparing preliminary traffic control plans and a design-construction time determination schedule to be used in determining the initial Substantial Completion Deadline for the Project.
- TxDOT encourages Offeror discussion on their concerns on:
  - Construction sequencing and traffic control during construction of the Project,
  - Procurement of pumps and construction of the pump station, and
  - Construction of railroad infrastructure/improvements
- TxDOT anticipates the duration for design and construction of the project to be six to eight years.
- TxDOT encourages Offeror discussion on their opinion on the time needed to design and construct the Project.
- TxDOT will provide an initial Substantial Completion Deadline in an update to the Project Development Status and Procurement Process Summary by end-December.

##### Proposal Development and Coordination with Adjacent Projects:

- The schematic design establishes the preliminary typical sections and horizontal and vertical geometry for the proposal design for this Project and the plan specifications and estimates (PS&E) for adjacent projects.
- During procurement, TxDOT will be responsible for coordinating and incorporating relevant design and construction requirements in the Request for Proposals (RFP) consistent with ongoing PS&E for adjacent projects.
- TxDOT will provide PS&E submittals for adjacent projects including design plans, traffic control plans, and construction schedules in the reference information documents (RIDs) as they become available.
- TxDOT encourages proposers to explore innovation through Alternative Technical Concepts (ATCs) that reduce cost, improve safety, quality, operation, or construction while providing an equal or better solution.
- TxDOT has not developed the ATC preclusion list, but some general parameters the list will be developed from, and ATCs will be reviewed by, include:
  - ATCs must be equal or better to the solution (ex., cannot reduce scope, increase congestion, or decrease safety),
  - ATCs cannot preclude or negatively impact adjacent projects, and

- ATCs cannot negatively impact our commitments in the Voluntary Resolution Agreement (VRA).
- As adjacent projects PS&E advance during the procurement, TxDOT is considering establishing milestone completion dates for certain elements of the Project similar to the NEX South project in San Antonio. TxDOT will provide further information on this topic to Proposers as they become known, but no later than the Final RFP.
- When adjacent projects PS&E have not progressed sufficiently, TxDOT is considering allowing the apparent best value/awarded proposer's proposal design and base line schedule to establish opening dates and completion dates for construction phases/elements and tie-ins for adjacent projects.
- DB Contractor will be responsible for coordination with PS&E of adjacent projects during the implementation of the Project.
- Anticipated schedules for adjacent projects NHHIP Segments 3C-1, 3C-3, 3C-4, and 3D-1 are:
  - 3C-1: Design-bid-build (DBB) project with anticipated letting March 2028 and construction complete Winter 2030-31
  - 3C-3: DBB project with anticipated letting July 2027 and construction complete Fall 2030
  - 3C-4: DBB project with anticipated letting October 2028 and construction complete Fall 2034
  - 3D-1: DB project with anticipated issue the Request for Qualifications (RFQ) Spring 2029 and contract execution Winter 2030-31

#### **PROCUREMENT PROCESS SUMMARY UPDATES**

Since the Pre-Procurement Industry Workshop was conducted on July 28, 2025, TxDOT provided updates on August 26, 2025 to the Project's [pre-procurement webpage](#) including the:

- Project Development Status and Procurement Process Summary
- RIDs Table of Contents and associated RIDs

#### **Pre-Procurement Schedule:**

The 2<sup>nd</sup> Pre-Procurement Partnering One-on-One Meetings have moved to the 2<sup>nd</sup> week of January 2026.

28-Jul-2025	Pre-Procurement Industry Partnering Workshop
9-11-Sep-2025	1 <sup>st</sup> Pre-Procurement Partnering One-on-One Meetings
13-15-Jan-2026	2 <sup>nd</sup> Pre-Procurement Partnering One-on-One Meetings



### **Procurement Schedule:**

The procurement schedule for the SH 99 Grand Parkway Segment B-1 DB Project was moved one month with conditional award anticipated April 2026. In response, the procurement schedule for the NHHIP 3C-2 Project was also moved one month such that the NHHIP 3C-2 RFQ is issued after the conditional award of SH 99 Grand Parkway Segment B-1 DB Project. TxDOT has introduced a 2<sup>nd</sup> draft RFP to more effectively use the time between issuing draft RFP #1 and the RFP.

Apr-2026	Commission Action/Issue RFQ
May-2026	Issue RFQ
Aug-2026	QS Due Date
Sep-2026	Commission Action/Issue RFP
Oct-2026	Issue Draft #1 RFP
Dec-2026	Draft #1 RFP and Round 1 Draft ATC One-on-One Meetings
Jan-2027	Issue Draft #2 RFP
Mar-2027	Draft #2 RFP and Round 2 Draft ATC One-on-One Meetings
Apr-2027	Issue RFP
May-2027	RFP and Round 1 ATC One-on-One Meetings
Sep-2027	Proposal Due Date
Dec-2027	Commission Action/Conditional Award
Mar-2028	Contract Execution/Notice to Proceed 1

### **Procurement Project Objectives:**

TxDOT has reduced the right of way footprint during development of the Project schematic design and will acquire the schematic right of way for DB Contractor to construct the Project, therefore TxDOT is removing the following previously identified procurement project objective:

- ~~Reduce the NHHIP right of way footprint during the detailed design and construction;~~

### **Lane Rental Bank:**

- TxDOT anticipates 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.
- TxDOT is evaluating the use of a lane rental bank for the Project.
- TxDOT encourages Offeror feedback on the benefits/concerns with using a lane rental bank on this Project.

### **RFQ Organizational Conflicts of Interest:**

- TxDOT is currently in the process of determining the list of potentially conflicted firms and anticipates sending letters to potentially conflicted firms by end-October.

### **RFQ Updates:**

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



**RFP Updates:**

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

**RIDs Updates since Workshop:**

- Schematic Design:
  - August 26, 2025 added .KMZ.