



August 25, 2025

Design Build Independent Assurance Informational Presentation

**SH 99 Segment B-1 (HOU)
NHHIP 3C-2 (HOU)
US 290 Brenham (BRY)**

Housekeeping



Be sure to provide your information on the sign-in sheet.



Please mute your phones.



NO recording nor photography of this presentation.



You may ask questions at the end of the presentation.

Ground rules

- Do Not contact TxDOT Staff regarding procurement; only the PEPS Procurement Engineer.
- This presentation is for INFORMATIONAL PURPOSES ONLY.
- The advertised RFP will dictate the final work categories and NLCs. Read and comply with the RFP requirements.

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Introductions



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Project Overviews



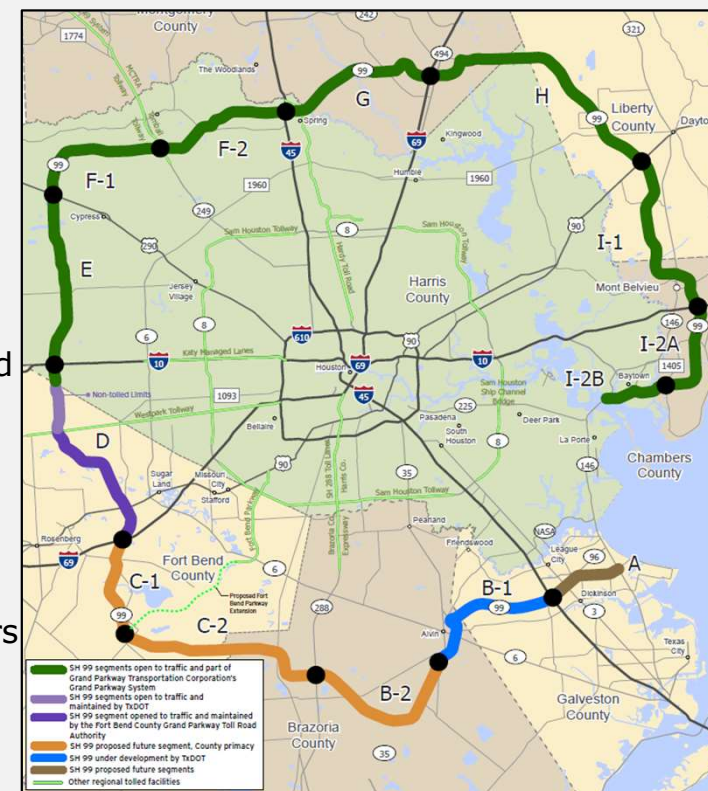
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SH 99 Grand Parkway – Segment B-1

Houston District

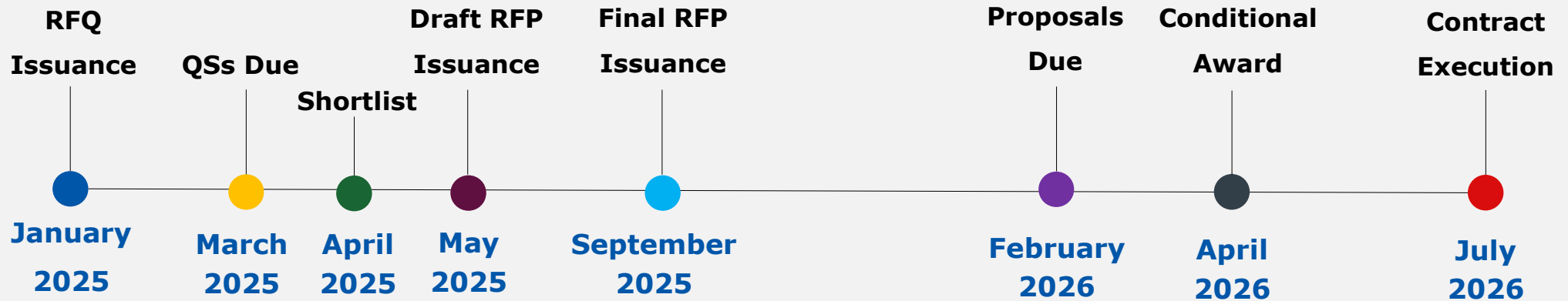
SH 99 Grand Parkway Segment B-1

- **Limits:** FM 646 to South of FM 2403
- **Project Locations:** Galveston & Brazoria counties
- **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
- **Contract Delivery Method:**



Deliver as a DB project and will include up to a 15-year Capital Maintenance Contract (CMC) consisting of three five-year terms as solicited on recent TxDOT DB projects.

DB Timeline



Anticipated Substantial Completion – Summer 2031

Project Websites



GPTC Segment B - <https://www.txdot.gov/projects/hearings-meetings/houston/2023/sh99-sh35-101023.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>



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North Houston Highway Improvement Project (NHHIP) – Segment 3C-2 Houston District

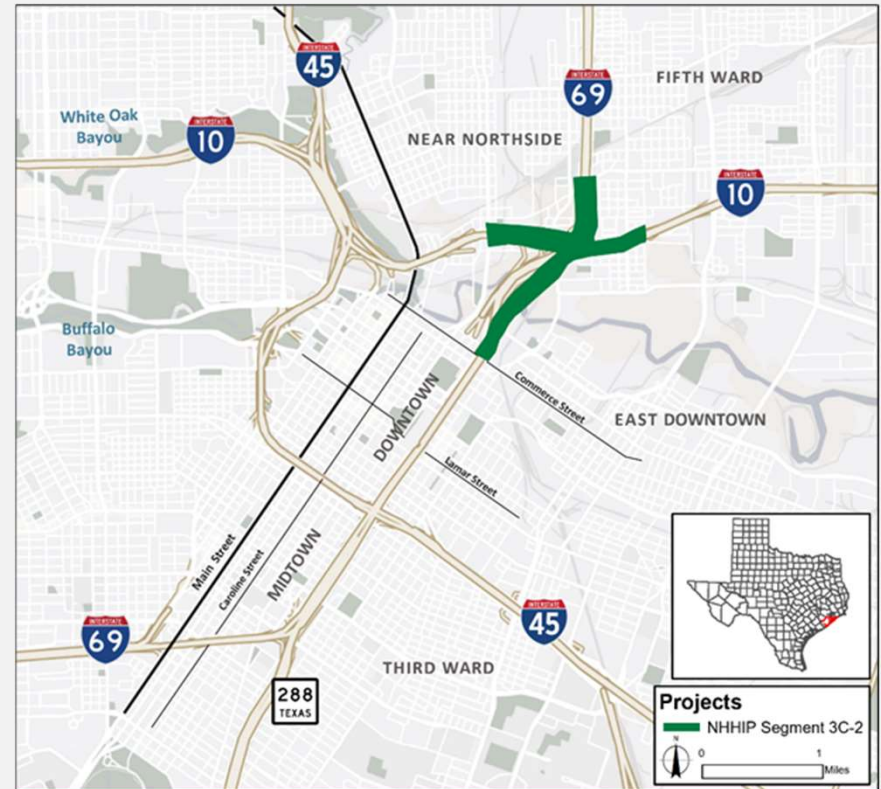


Project Location Map – NHHIP 3C-2



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- Reconstruct I-69 / I-10 interchange,
- Reconstruct I-10 general purpose lanes and add new non-tolled I-10 managed lanes,
- Realign I-45 to be parallel with I-69 and I-10,
- Reconstruct ramps, frontage roads, local streets, one pedestrian and three utility bridges,
- Reconstruct existing West Belt and St Arnold railroads west of I-69 / I-10 interchange,
- Reconstruct DCs to/from I-69 & I-10, including two new Hardy toll road DCs,
- Construct drainage improvements, including storm drains, detention pond, by-pass channel and pump station

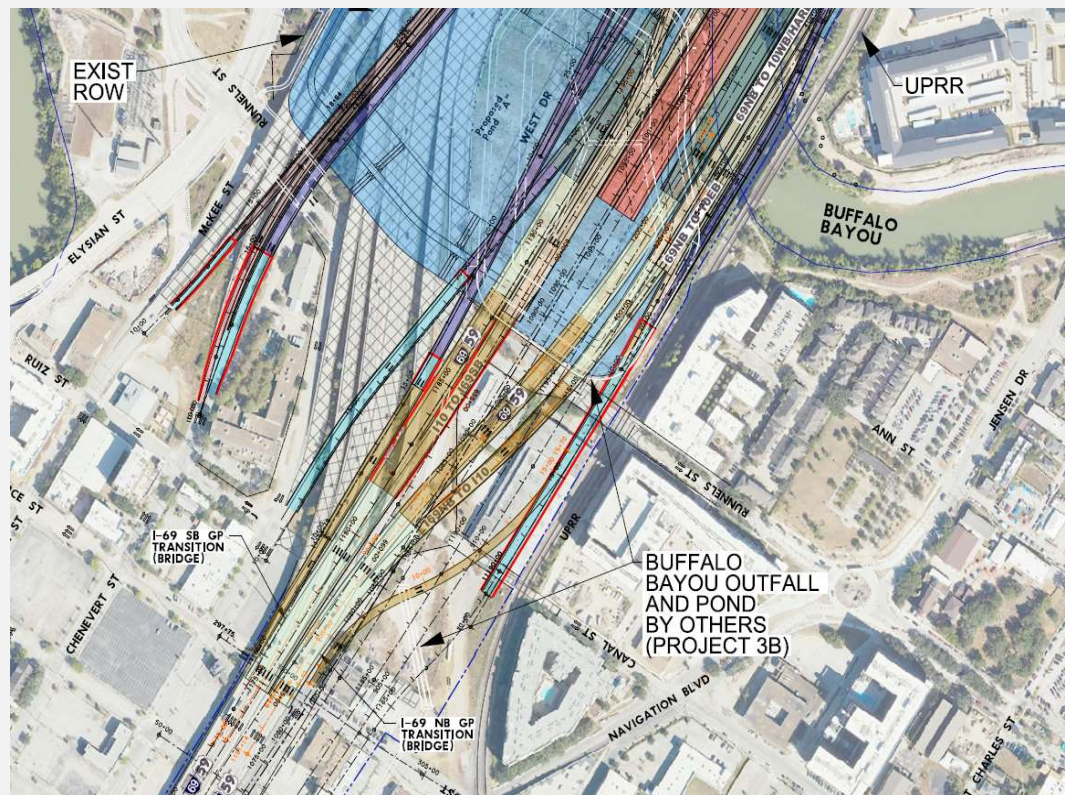
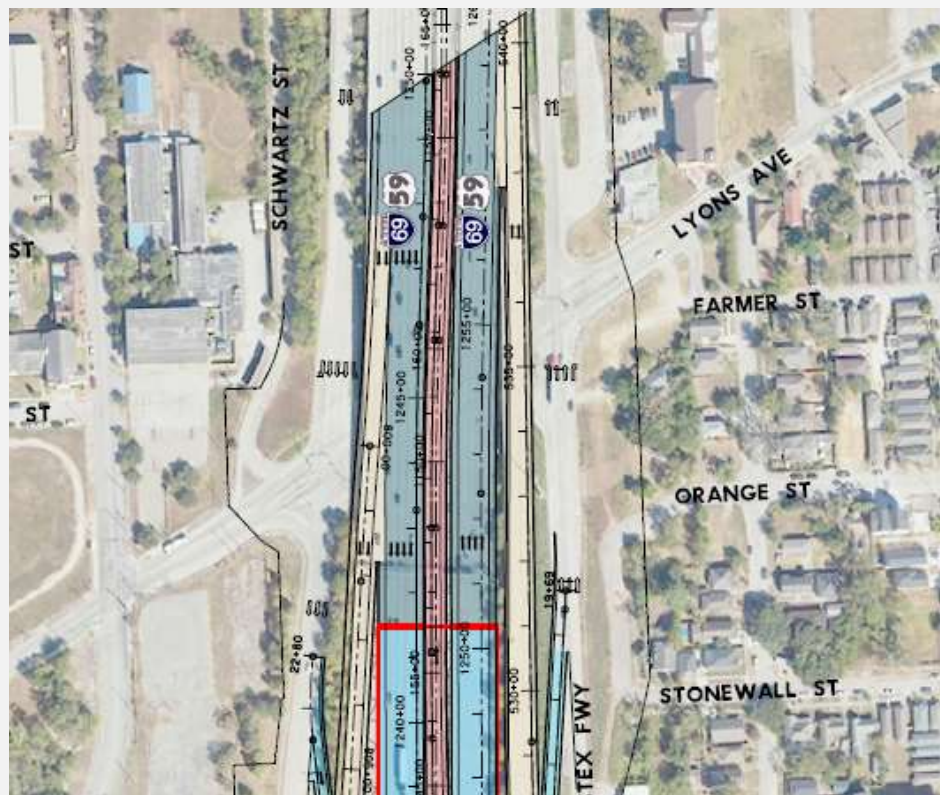


NHHIP 3C-2 Scope

Limits – I-10 from East of Bringham St. to McKee St.
I-45 / I-69 from Commerce Street to North of Lyons Avenue



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I-69/I-45 – North of Interchange @ Lyons Ave.

I-69/I-45 – South of Interchange @ Commerce St.

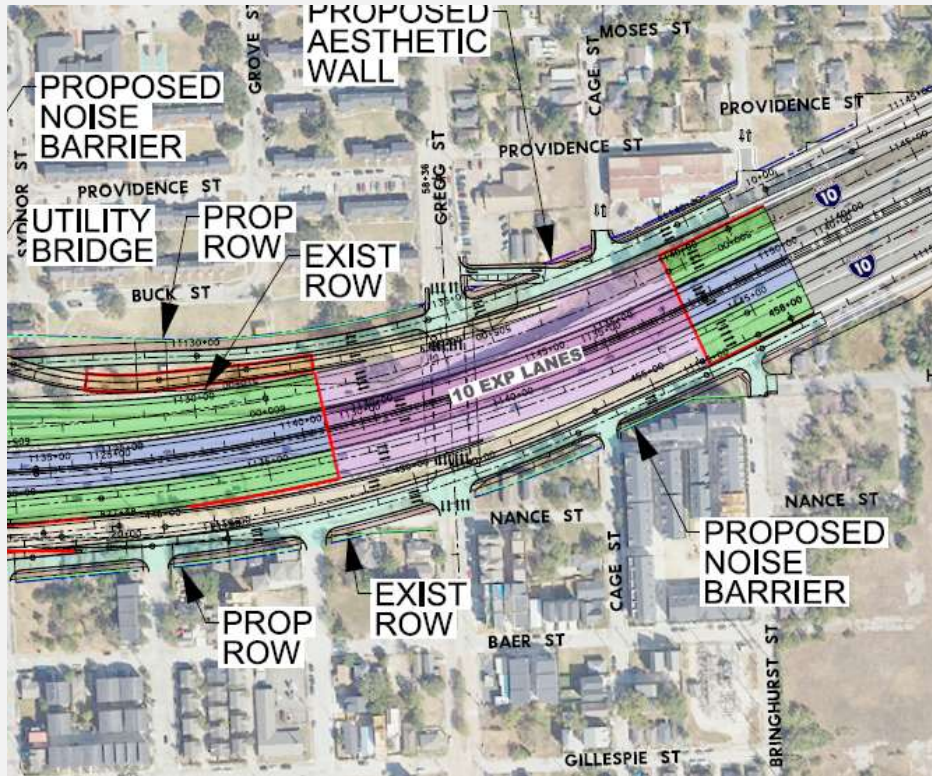
Project Exhibits

Limits – I-10 from East of Bringhurst St. to McKee St.

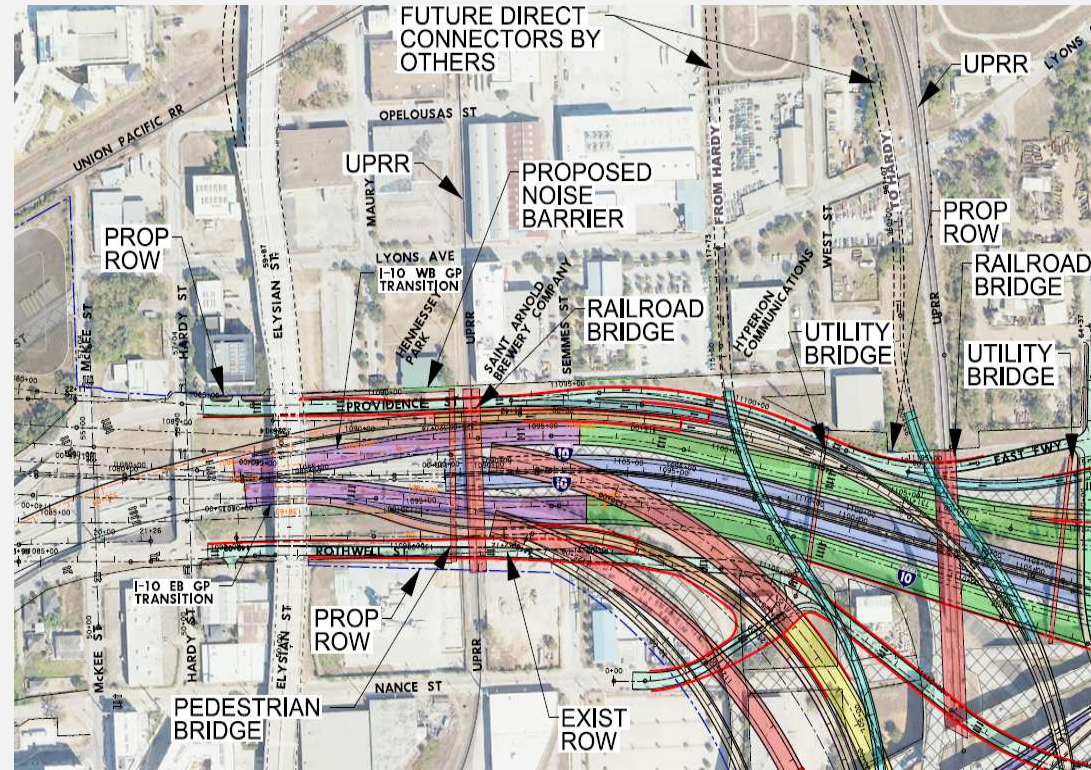
I-45 / I-69 from Commerce Street to North of Lyons Avenue



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I-10 – East of Interchange @ Bringhurst St.



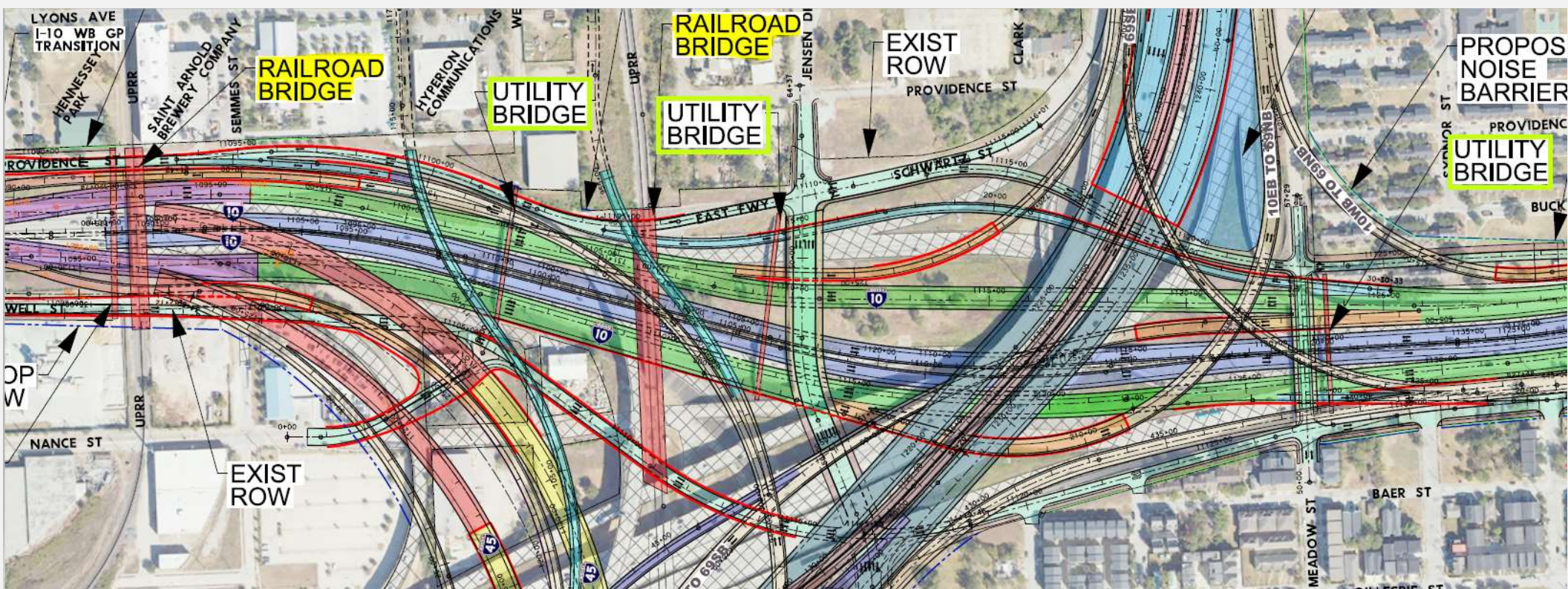
I-10/I-45 – West of Interchange @ McKee St.

Project Exhibits

Limits – I-10 from East of Bringhurst St. to McKee St.
I-45 / I-69 from Commerce Street to North of Lyons Avenue



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Project Exhibits

Union Pacific Railroad and Utility Bridges



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■ Adjacent Projects to 3C-2 include;

- Along I-10 – 3C-1 to the east and 3C-4 to the west.
- Along I-69/I-45 – 3D-1 to the south.

■ The potential construction start date for each

Project is listed on TxDOT's NHHIP website.

(<https://www.txdot.gov/nhhip.html>)



Adjacent Projects

DB Procurement Process

NHHIP 3C-2Design-Build Project*

Summer 2025

Spring 2026

Summer 2026

Fall 2026

Fall 2027

Industry
Workshop

Request for
Qualifications
(RFQ)

QS
Evaluations
(Shortlisting)

Request for
Proposals
(RFP)

Proposal
Evaluation /
Conditional
Award

- Two step procurement process
 - RFQ
 - RFP

*All projected dates subject to change.



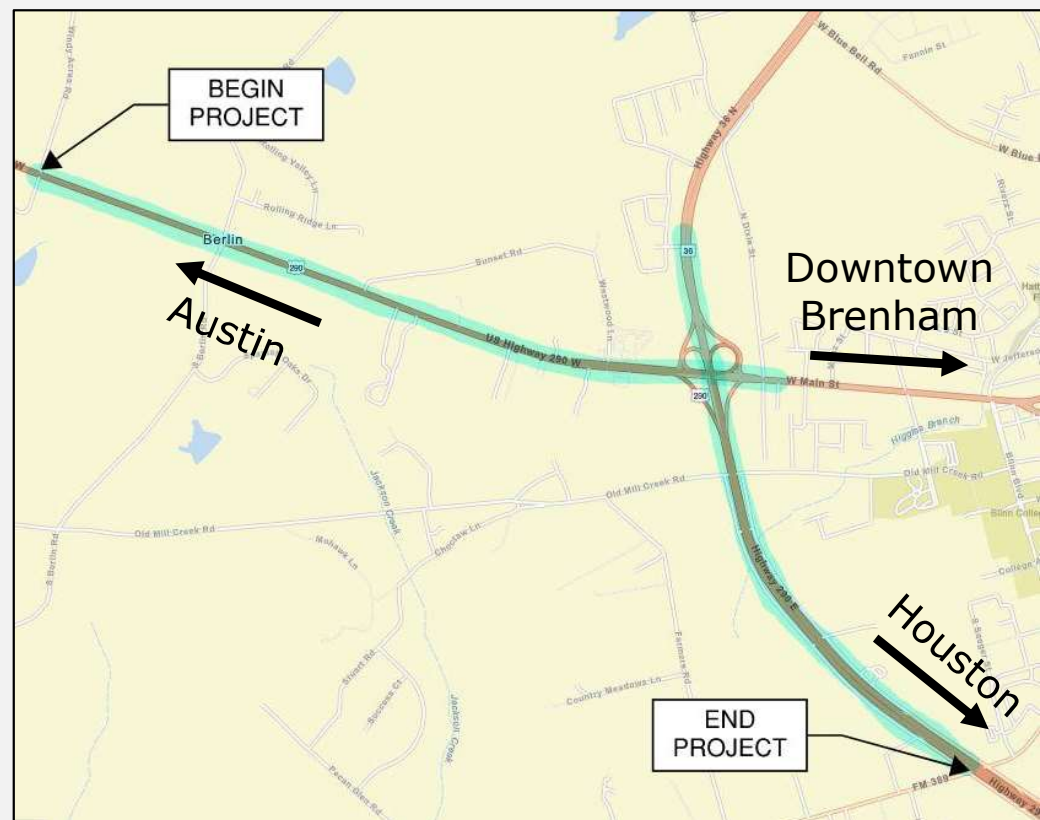
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US 290 / SH 36 Interchange

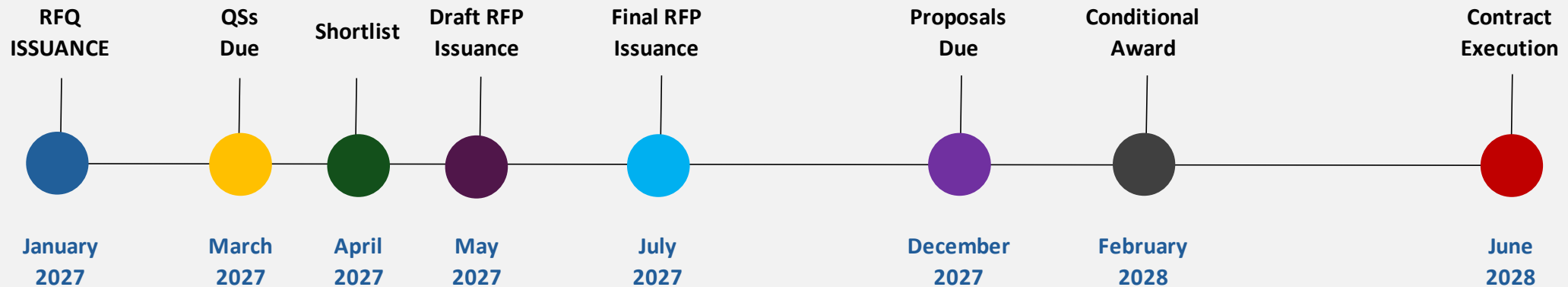
Bryan District

US 290/SH 36 Interchange

- **Project Location:** Brenham, Tx
- **Limits:** Windy Acres to FM 389
- **Length:** 3.4 miles
- **Project Details:**
 - Upgrade cloverleaf interchange
 - Construct 4-lane direct connect for US 290 main lanes and one-way frontage roads
 - New grade separation at Westwood Ln
 - Bridge replacements at BS 290 and Old Mill Creek Rd
 - Intersection improvements at FM 389 and Berlin Rd
- **Estimate DB cost:** \$358.6 Million
- **Contract delivery method:** Delivered as a DB project with a performance warranty



DB Timeline - US 290/SH 36 Interchange



Anticipated Substantial Completion – Summer 2031

Project Website



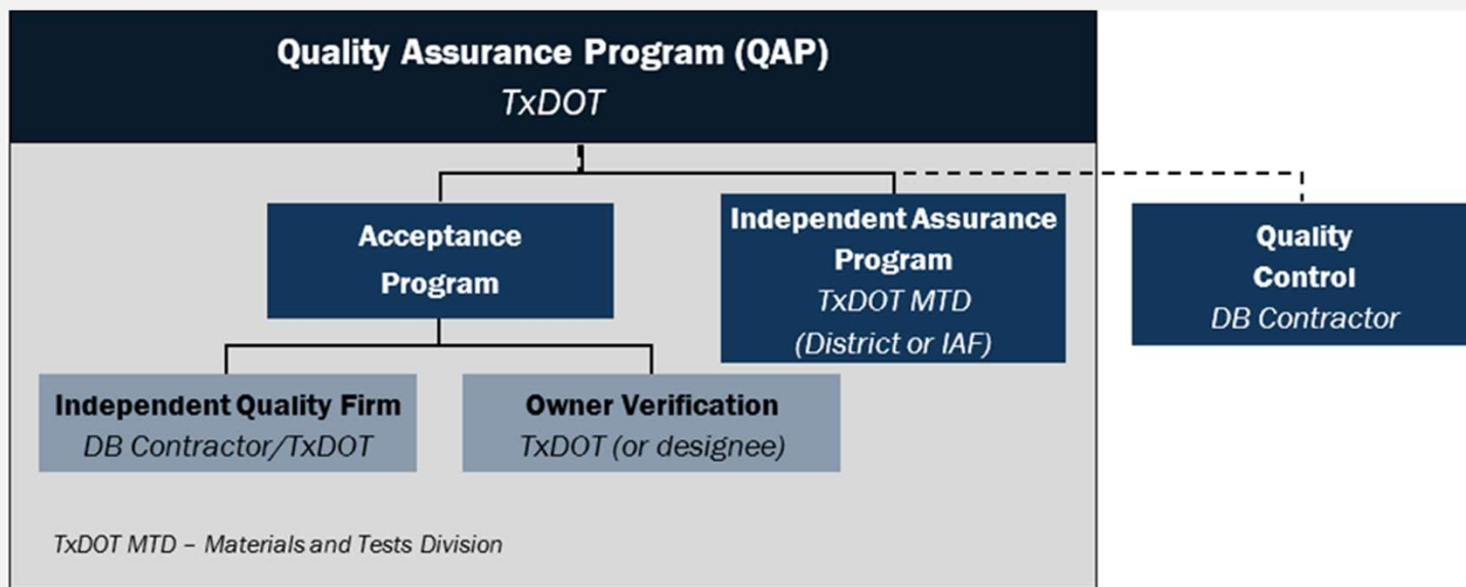
US 290/SH 36 Interchange - <https://www.txdot.gov/projects/projects-studies/bryan/us290-brenham.html>



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IA Contract Information & Tentative Timeline

QAP Components and Reporting Relationships



Independent Assurance is defined in TxDOT's Quality Assurance Program for CDA/Design-Build Projects in Chapter 4

TASK DESCRIPTIONS AND FUNCTION CODES

PROJECT MANAGEMENT AND CONTRACT ADMINISTRATION

CERTIFICATION, ACCREDITATION AND CALIBRATION COMPLIANCE

INDEPENDENT ASSURANCE QUALITY PLAN (IAQP)

Standard Work Categories

Cat. No.	Category Name
12.1.1	Asphaltic Concrete Production
12.1.2	Portland Cement Concrete
12.1.4	Asphaltic Concrete Placement
12.1.5	Portland Cement Concrete Placement
12.1.6	Embankment/Subgrade/Backfill/Base Production
12.1.7	Embankment/Subgrade/Backfill/Base Placement

Non-Listed Work Categories (NLC)

Precertification is not applicable to non-listed categories (NLCs). Each proposed task leader of an NLC must show their qualifications to meet the minimum requirements on the NLC Qualifications Template.

This attachment will only be used to determine if minimum requirements are met. The content of the NLC attachment will not be evaluated as part of the scoring process.

NLC-1 - Independent Assurance Engineer

- **Description:** This category includes the evaluation of the sampling and testing procedures, personnel, equipment, and laboratory used as part of the acceptance decision. This includes reviewing and auditing of testing procedures and technician certifications to verify that all sampling and testing requirements are met and ensuring adherence to the Quality Assurance Program for comprehensive development agreement (CDA)/Design-Build (DB) projects (DB QAP).
- **Minimum Requirements:** The team must include one Professional Engineer registered or licensed in Texas, as task leader, with a minimum of five years of demonstrated experience in:
 - the sampling and testing of highway materials;
 - either managing an accredited materials testing laboratory or serving as a laboratory quality assurance manager;
 - monitoring technician qualification procedures; and
 - at least one Alternative Delivery project that utilized the DB QAP.

NLC-2 – Laboratory Qualification & Oversight

- **Description:** This category includes the evaluation of the sampling and testing procedures, personnel, equipment, and laboratory used as part of the acceptance decision. This includes reviewing and auditing of testing procedures and technician certifications to verify that all sampling and testing requirements are met and ensuring adherence to the Quality Assurance Program for comprehensive development agreement (CDA)/Design-Build (DB) projects (DB QAP).
- **Minimum Requirements:** The team must include one individual, as task leader, with:
 - a minimum of three years of experience in the areas of monitoring technician qualifications and equipment calibration requirements;
 - experience with sampling and testing of highway materials; and
 - experience on at least one Alternative Delivery project that utilized the DB QAP.

SERVICES TO BE PROVIDED BY THE STATE

- A. Provide the specification requirements for all materials tested.
- B. Provide the necessary TxDOT test report forms and copies of test procedures.
- C. Provide the Quality Assurance Program for Comprehensive Development Agreement (CDA)/Design Build (DB) projects to be used on the project.
- D. Periodically inspect equipment and procedures of the Independent Assurance (IA) laboratory.
- E. Provide the Independent Assurance Quality Plan (IAQP) template.
- F. Provide access to Materials and Testing Division (MTD) SharePoint site and ClassMarker for IA related activities.
- G. Provide access to the assigned GEC's Electronic Document Management System (EDMS).
- H. Provide the IA annual report template and copies of TxDOT forms for performing IQF and OVF qualifications (Form 2681).
- I. Maintain oversight of all contract services provided by the Engineer through periodic IA laboratory inspections.
- J. Verify IA technician certification in all applicable test procedures as required by the State's Quality Assurance Program or other approved programs.
- K. Provide access to the TxDOT CCMS system (e.g., Inspection and Materials Management System (I2MS) Software) or other State approved EDMS. This is project specific and will require modification by the Engineer.
- L. Provide timely reviews and decisions necessary for the Engineer to perform the required activities in a timely manner.
- M. Provide all applicable special specifications and special provisions.
- N. Perform evaluations on the consultant firm and Engineer performance.

Summary of IA Scope of Services

- A. Provide evaluation and certification for Independent Assurance (IA) for alternative delivery projects and provide laboratory support for the Houston and Bryan districts.
- B. Perform the IA services for the alternative delivery projects in accordance with the project's Quality Assurance Program (QAP) for Comprehensive Development Agreement (CDA)/Design Build (DB) [CDA/DB QAP].
- C. Provide oversight, monitoring, reviews, auditing services, and quality document preparation in support of the TxDOT CDA/DB QAP.
- D. Coordinate annual split or proficiency testing of IQF and OVT material testing technicians
- E. Provide provisional certification testing of IQF and OVT material testing technicians as needed

IA Qualifications and Accreditations

NOTE : The Engineer shall ensure that its IA laboratory, technicians, and equipment are qualified by the TxDOT MTD prior to performing the IA function on a project. The IA laboratory must be either American Association of State Highway and Transportation Officials (AASHTO) accredited or accredited by any other Federal Highway Administration (FHWA)- and TxDOT- approved AASHTO Accreditation Program (AAP) accrediting bodies (Construction Materials Engineering Council [CMEC], Laboratory Accreditation Bureau [L-A-B]) as required by the DB QAP. The IA laboratory accreditation and the sampling and testing certifications of IA personnel that are required in the DB QAP **shall be obtained before performing IA services for the project**, and they shall be maintained for the life of the CDA/DB project.

Contract Goals

PM & TLs expertise in Independent Assurance (IA) of DB Contracts

PM & TLs ability to provide solutions as well as fluidly manage resources in order to keep DB contract on schedule and IA contract on budget

High Quality IA reviews, recommendations and documentation under expedited timeframes.

FAQs:

- Q: *"If I am on a winning OVTI Team, will my firm be precluded from chasing this IDIQ for Independent Assurance?"*
 - A: No, assuming one of the three selected IA firms is not on the winning OVTI and complementary DB team.
- Q: *"If I am committed to a DB Proposer Team, will my firm be precluded from chasing this IDIQ for Independent Assurance?"*
 - A: No, assuming one of the three selected IA firms is not on the winning DB team and complementary OVTI team.

NOTE – see Preclusion slides for more detail.



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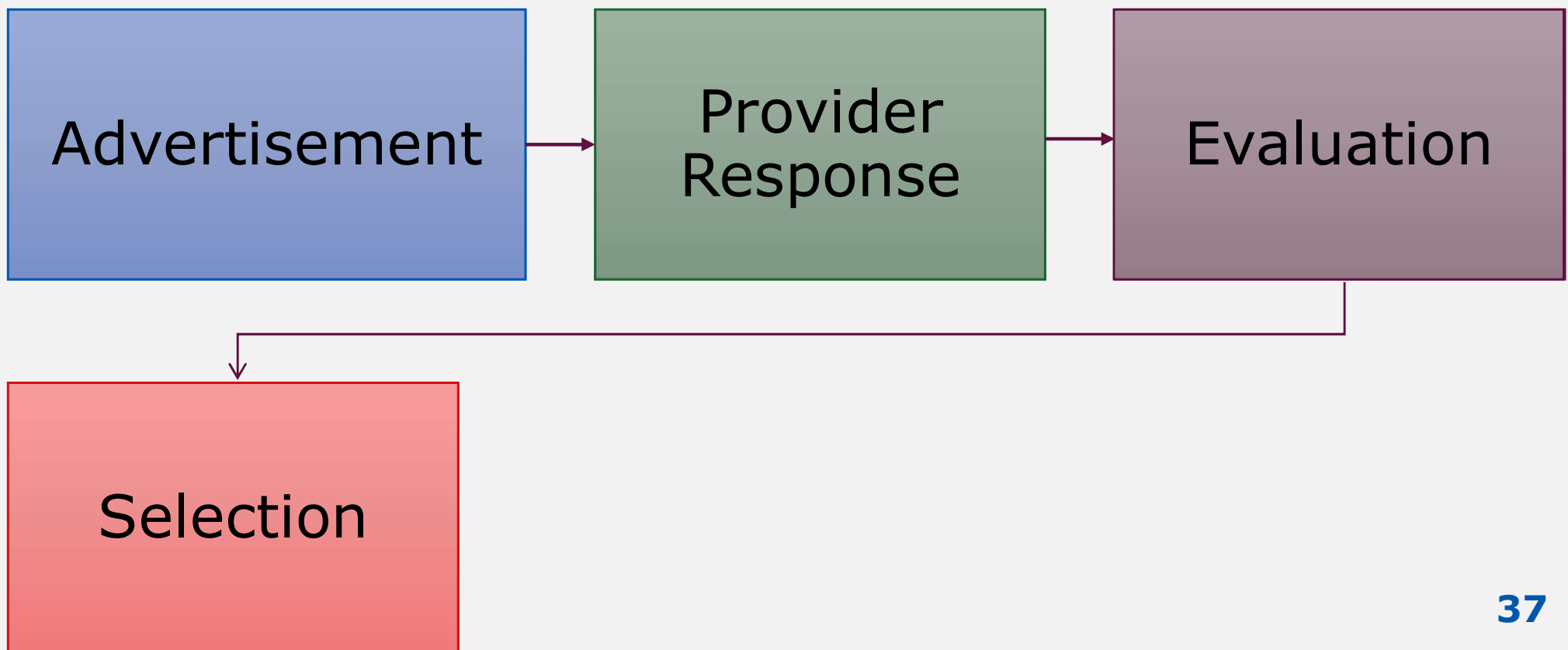
IA Proposal

Evaluation Criteria

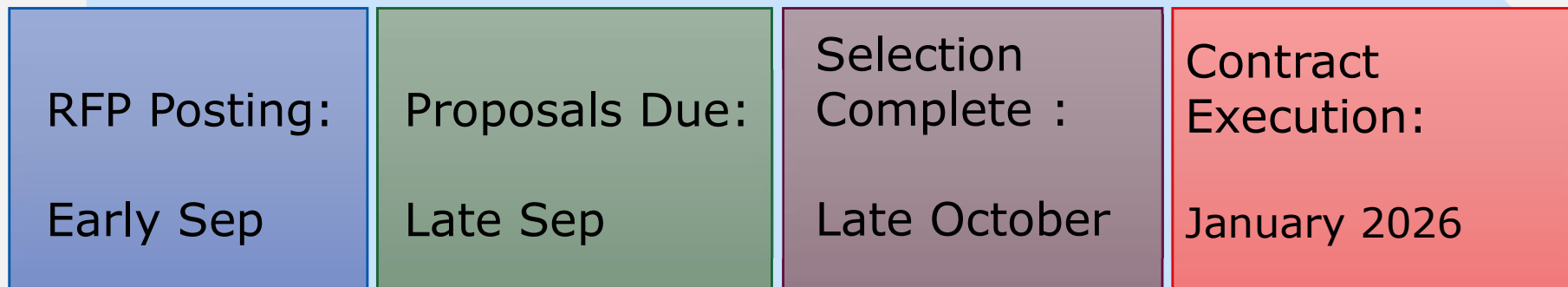
Evaluation Criteria	Included Elements
Technical approach	Project understanding, project approach, innovative concepts or alternatives
Project Manager's relevant experience	Experience with similar or related projects, including both technical and management experience
Project planning and management	Project staffing and resource management (who, how, and why), communication plan, and quality control procedures. Includes the prime firm's past experience with utilizing subproviders and meeting program goals (DBE) and how it plans to utilize subproviders to meet the goals on this contract. Also, may include project scheduling and phasing for SD projects
Key staff's relevant experience	Experience with similar projects
Past Performance Score	

Proposals are independently scored by CST members based on the four evaluation criteria and their corresponding weightings.

Procurement Process



Tentative Timeline



Preclusion

- Following selection of OVTI and DB Teams for each DB project, firms will be precluded from providing IA services on **that** project if they are on one of those teams, whether as a Prime or as a Subprovider.

43 Texas Administration Code §9.155, §10.6, and §27.8

- The prime provider that is awarded this contract and all subproviders, including their respective subsidiaries and affiliates, may not, unless approved by TxDOT, team with a proposer or developer on TxDOT-sponsored public-private partnership agreements, including design-build agreements and comprehensive development agreements, relating to projects for which services are rendered under a contract resulting from this solicitation, and may not otherwise participate in related contracts for professional services managed under a contract resulting from this solicitation. The prime provider and subproviders, including their respective subsidiaries and affiliates, may participate in future contracts that are not related to projects for which services are rendered under a contract resulting from this solicitation, unless such participation is determined by TxDOT to be precluded under TxDOT's conflict of interest rules (see 43 Texas Administration Code §9.155, §10.6, and §27.8).

Submittal Reminders

- Submit before the deadline
- QA/QC the submittal by referring directly to the RFP
- Check that all mandatory forms are in your submittal
- Verify name of project manager and task leaders
- Verify Task Leaders are pre-certified in the listed work categories. For NLCs, verify task leaders meet the requirements.
- Verify that your sub-providers are pre-certified in the listed work categories
- Check DBE participation
- Ensure your Administrative Qualifications are up to date



After this presentation, all questions must be submitted to John Mosaffa at:

John.Mosaffa@txdot.gov



The deadline for questions is **August 27, 2025, at 12:00 noon**
with the subject line:

"HOU / IA / Pre-RFP Meeting / Questions"



Copy of the presentation, questions, and responses will be posted at:

<https://www.txdot.gov/business/peps/opportunities/meetings.html>