



MANDATORY PRE-SUBMITTAL CONFERENCE

9th & Main Parking Garage

RFQ No. CMAR-2026-01 · Construction Manager at Risk · Step One of Two

October 28, 2026 · 2:00 PM CT

Texas Municipal League Intergovernmental Risk Pool · Austin, Texas

BEFORE WE BEGIN

Questions at Today's Conference

Only questions submitted in writing and answered in writing are official.

01 • ASK TODAY

Discussion here is informal. We will not respond in writing to questions asked only at this meeting.

02 • SUBMIT IN WRITING

If it is material, email it by October 30, 2026, 2:00 PM CT.

03 • ANSWERED BY ADDENDUM

Written answers are posted to tmlirp.org/procurement. Oral interpretations are not binding.

INTRODUCTIONS

Project Team

TMLIRP



Developer and agent for the City.

Jeffrey Snyder

Assistant Executive Director and Chief
Strategy Officer

Jonathan Herrera

Purchasing Agent

CITY OF GEORGETOWN



Owns the land and the completed
Project. Serves on the Evaluation
Committee.

Eric Johnson

Public Works Director

CPM TEXAS



Program and Project Manager for
TMLIRP. All communication goes
through CPM.

John Duke

Principal

ARCHITECT

Perkins & Will

STRUCTURAL

Datum Engineers

MEP

Bay Engineering

CIVIL · LANDSCAPE

Kimley-Horn

PARKING PLANNING

HWA

INTRODUCTIONS

About TMLIRP



The Texas Municipal League Intergovernmental Risk Pool is the sister agency to the Texas Municipal League.

Created by local governments, for local governments, to make Texas communities Stronger, Together.

1974

FIRST MUNICIPAL RISK
POOL IN THE U.S.

2,700+

LOCAL GOVERNMENTS WITH
LIABILITY COVERAGE

\$70B

LOCAL GOVERNMENT
PROPERTY PROTECTED

200K

EMPLOYEES WITH WORKERS'
COMP COVERAGE

CORE VALUES

Public Service

Fiscal Responsibility

Operational Excellence

Integrity

Important Dates

RFQ ISSUED

Oct 14

2026

PRE-SUBMITTAL ·
TODAY

Oct 28

2:00 PM CT · Mandatory

WRITTEN QUESTIONS
DUE

Oct 30

2:00 PM CT

SOQs DUE · PUBLIC
OPENING

Nov 12

2:00 PM CT · Virtual
opening

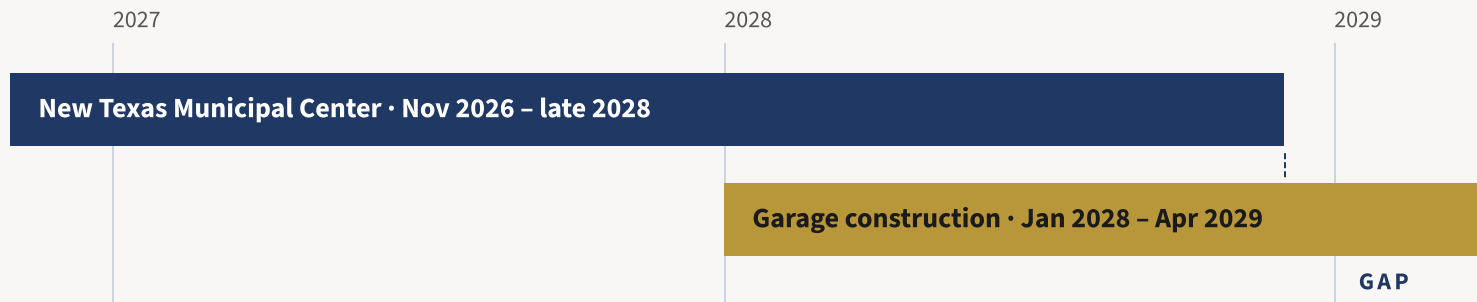
Late SOQs will not be accepted for any reason, including technical difficulty. TMLIRP may modify these dates only by addendum.

Next: the Step Two RFP to shortlisted firms is anticipated to be published later this year or in early January.

THE PROJECT

New Texas Municipal Center

We are meeting today in the current Texas Municipal Center, home of TML and TMLIRP. Both will relocate to the new Texas Municipal Center, down the street from the garage, as their new headquarters. Our goal is to bring the garage in as close to its opening as possible.



Construction is slated to begin in November with exterior demolition and wrap up in late 2028.

We will work with the selected team to identify ways to mitigate the gap.

Project Overview

448

PARKING SPACES (TARGET)

Not less than 435

168K

SF STRUCTURED PARKING

Four levels

16K

SF GROUND-FLOOR RETAIL

Cold, dark shell

\$26.7M

HARD COST BUDGET

\$26,735,808

Garage extends above the retail along Main Street, not along Ninth Street. Retail on both frontages is double-height.

Exterior treatment commensurate with the renderings presented to City Council in May 2026. Subject to Historic and Architectural Review.

THE PROJECT

Structural System

Our intent is a precast garage. We are looking for the most economical way to build it.

HISTORICALLY

Precast has been the most economical way to build a garage.

CURRENT MARKET

Precast pricing has surged with demand from advanced manufacturing work.

OPEN TO OPTIONS

We will consider alternatives that are more cost-effective than precast.

THE PROJECT

The Site

ADDRESS

911 Main Street, Georgetown,
Williamson County

SITE

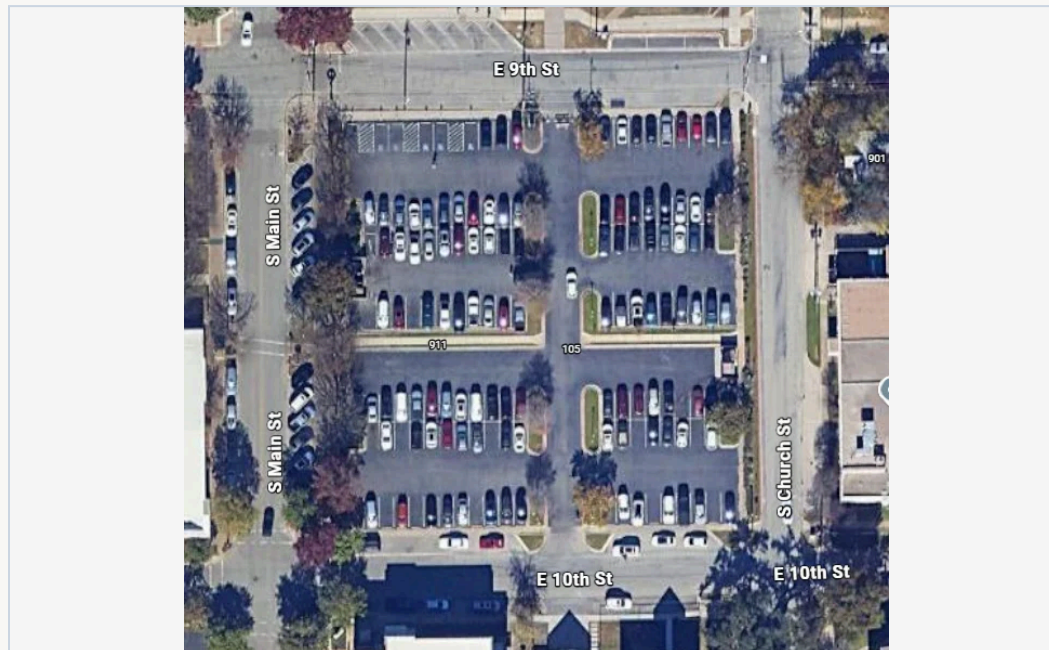
City-owned, approx. 1.32 acres

ZONING

MU-DT

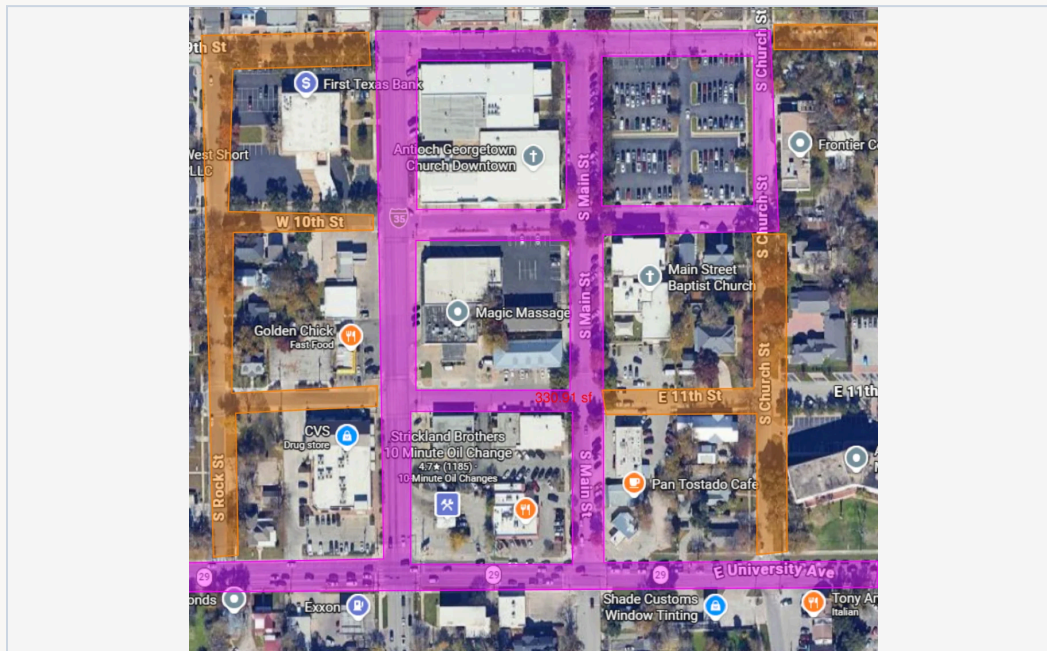
LEGAL

Glasscock Addition, Block 1, Lots 1–8



THE PROJECT

Site Access and Logistics



LEGEND

-  Assumed approved access route
-  No construction traffic

KNOWN CONSTRAINTS

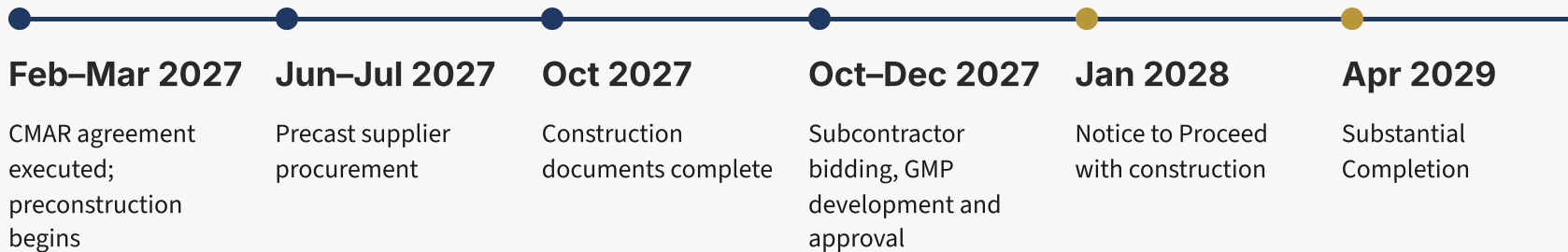
Occupied block with active businesses, pedestrians, and downtown events

Laydown, storage, hoisting, and worker parking all constrained

Precast erection requires crane planning and lane and sidewalk management

Tab F logistics must be specific to this block.
Criterion 4, 10% of score.

Anticipated Project Schedule



Do not propose a duration, schedule, or completion date in Step One.

Preconstruction Process

01 • CMAR ON BOARD

Within Schematic Design

At the start, in the middle, or by the end of SD.

02 • SD DELIVERABLE

Estimate and Constructability

Evaluate the most economical system, precast or cast-in-place. Reconcile to scope and budget.

03 • CITY COUNCIL

Project Approval

Council approves the project or sends it back for revision.

04 • DD ESTIMATE

Staff Approval

Proceeds under staff approval if there are no material changes. City may review.

05 • GMP

GMP Approval

Final GMP requires approval.

At every stage, deliverables are reconciled, acknowledged, and approved by both TMLIRP and the City of Georgetown.

PRECONSTRUCTION

Preconstruction Expectations

We expect a full-service, hands-on preconstruction team for this garage.

~8

MEETINGS PER MONTH

Texas Municipal Center average,
including issue resolution and
value engineering

A TRUE PARTNER

Helps drive the project through
preconstruction and provides advice

REACHABLE

When we pick up the phone, you are there

IN THE MARKET

Actively engaged with precast suppliers and
the market

NO MEETING CAPS

Do not plan around a meeting allowance

Preconstruction fees will be requested in Step Two and will be a consideration in selection.

Two-Step Selection Process

STEP ONE • THIS RFQ

Statement of Qualifications

Pass/fail minimum qualifications, then weighted scoring. No pricing for this Project of any kind.

STEP TWO • BY INVITATION

Up to Five Shortlisted

CMAR fee and general conditions price, proposed duration, and possible interviews.

Planned Changes to Minimum Qualifications

MQ-2 • FIRM EXPERIENCE

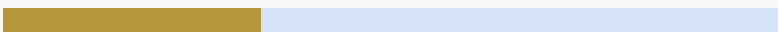
One completed parking garage of 300+ spaces in the past three years

MQ-3 • KEY PERSONNEL

A completed parking garage in the past five years

Neither requirement will be limited to precast. These changes become official only when issued by addendum.

Evaluation Criteria

Project Team and Key Personnel		30
Firm Experience on Comparable Projects		30
Preconstruction and Project Approach		20
Downtown Site Logistics and Community Impact		10
Critical Project Considerations		10

Weight × rating (0–3) • 300 points maximum. Generic or boilerplate responses to criteria 4 and 5 will score poorly.

Submitting Your SOQ

HOW TO SUBMIT

purchasing@tmlirp.org

Subject line: solicitation number, services, closing date and time

One searchable, bookmarked PDF, organized Tabs A-H

10MB per email; label multiple emails "1 of 2"

20-page narrative limit; 8.5 × 11, 10 pt minimum

GROUND'S FOR REJECTION

Did not attend and sign in today

Any pricing for this Project

Received after 2:00 PM CT, November 12

Fails any minimum qualification

Password-protected or encrypted files

DISCUSSION

Questions and Contact

SINGLE POINT OF CONTACT

John Duke

Principal, CPM Texas

jduke@cpmtx.com

cc: purchasing@tmlirp.org

512-298-1700 · process and logistics only

WRITTEN QUESTIONS DUE

Oct 30

2:00 PM CT · Include the RFQ number and services in the subject line

Direct all communication to CPM Texas. Leave TMLIRP and the City of Georgetown out of all communications about this procurement.

