



Award-Ready Preconstruction Package

What Prepared Teams Have in Place Before Award Announcements

from **START** to **STELLAR**

A high-level overview of the materials and assumptions developers often prepare in advance so they can move quickly and confidently if awarded under the **TDHCA 9% Competitive Housing Tax Credit program**.

Why “Award Ready” Matters

The period between award announcements and full preconstruction can feel compressed. Teams that prepare a few key items in advance are better positioned to align partners, confirm assumptions, and transition smoothly from application into execution.

Being award-ready doesn't mean committing early—it means reducing uncertainty and avoiding rushed decisions later.



Typical Components of an Award-Ready Package

Updated Cost Assumptions

- Refreshed conceptual budget
- Volatile cost categories reviewed (including tariff-sensitive materials)
- Escalation assumptions confirmed

Schedule Readiness

- High-level delivery schedule
- Long-lead materials identified
- Early sequencing logic outlined

Design & Systems Alignment

- Structural and MEP assumptions confirmed
- VE opportunities identified and documented
- Coordination items flagged

Procurement & Site Planning

- Early subcontractor engagement where appropriate
- Long-lead procurement notes
- Site logistics and access considerations

How Developers Use This Update

Award-ready preparation shortens post-award timelines, improves predictability, and helps teams move forward with clarity rather than urgency.



Stellar Construction is a Texas-based general contractor specializing exclusively in multifamily, senior living, and affordable housing developments. Our preconstruction team partners with developers early to strengthen applications, validate assumptions, and deliver predictable outcomes from concept through closeout.