



RFQ NO. 303-9-00353
DPS STATEWIDE DEFERRED MAINTENANCE
TEXAS FACILITIES COMMISSION



5.1.LETTER OF INTEREST

5.1.1. The submittal must include a cover letter containing the name, address, telephone number, fax number, and e-mail address of the Respondent and the principal contact person. The Letter of Interest shall also include the following: (1) name, address, telephone number, fax number, and e-mail address for all listed consultants, subconsultants and/or subcontractors for the Project; and (2) the type of firm or organization (corporation, partnership, etc.) that will serve as the prime contracting party. The letter of interest may be a maximum of two (2) pages.

Teal Construction is pleased to submit our statement of qualifications for Texas Facilities Commission DPS Maintenance Projects. We look forward to building a relationship with Texas Facilities Commission. We are capable of meeting any project need as demonstrated through our experience, quality workmanship and professional conduct. It is our mission to build structures and life-long relationships through integrity, innovation, high-performance and an experienced professional team. We have multiple unique qualities that will prove to put Teal above the competition

SUPREME EXPERIENCE IN CONSTRUCTION

Teal Construction Company has been successfully constructing buildings for over 70 years. We understand that all projects should be managed with a delicate hand, but in public projects a level of sensitivity must be done due to public safety and interest. Teal Construction and our team have worked on multiple institutional projects and have delivered outstanding end results to produce the quality product the client was envisioning and to ensure Teal would be their number one construction manager for future projects. The amount of continued clients shows that we put the owner and end user first.

EXCEPTIONAL TEAM MEMBERS & LOCAL SUBCONTRACTORS

Teal Construction Company has kept a steady company size throughout their time. We keep the company size medium, but efficient, because we do not want any client, design team or future clients to be lost in the mix as it may happen with some larger construction companies. Teal wants every client to feel as though they are always heard and can contact us at anytime. We will always work to communicate directly with our team and perform all necessary tasks that are requested. Teal views our subcontractors as partners and knows without quality subcontractors, we would not deliver the product our client needs. We work diligently at keeping our excellent subcontractors and reaching out to new ones that can continue to support Teal's growth.

CONSTANT TRAINING AND EDUCATION

Teal believes that if you are not continuing to learn than you will be left behind. We institute mandatory training days throughout the year to keep our team members ahead of the curve in the construction industry. We have team members teach their expertise in a training subject to facilitate interaction between all levels of employees which help to invoke an open dialogue and environment of learning. We offer outside opportunities for Teal employees to study more about a certain topic through continued education, workshops and other outlets. Teal knows that having our employees at the top of their game will not only benefit Teal but also our clients.

SAFETY AT THE FOREFRONT

Teal Construction Company puts safety at the forefront of every project and our organization. Each project has a specified safety plan that is unique to the projects scope and surroundings; providing the client, staff and community with a safe construction environment. We are proud members of the ABC OSHA Cooperative program which proves our dedication to ensuring the highest level of safety on all of our projects. We have been a recipient of ABC's STEP award since 2008, Platinum Level 2009 to 2017, and most recently reached Diamond Level in 2018. With an occupied campus the knowledge and level of safety understanding and upkeep is the first priority. All of our team members as well as the public surrounding the site will go home at the end of each day.

PROJECT UNDERSTANDING

Teal Construction Company has completed various projects in both the public and private sector that have contained highly occupied sites. These projects were successfully completed because of Teal's proactive approach, open communication, transparency, and cohesion with the project team. The greater part of Teal's projects both ground up and renovation have been on an occupied site, which means extensive preparations and management has to be done in both preconstruction and construction phases. Our main task or goal is to provide a safe environment for the employees, public, and patrons while limiting disruption to their everyday activities. In the preconstruction phase we will develop with the design team and owner logistics plans for each phase of the project and transition plans to ensure productivity isn't lost. We will need to coordinate all activities and will work around schedules or events to ensure safety. These plans, events and daily schedules will be built into the construction schedule to provide a comprehensive plan on completing the phase and project as a whole on time.

As a team we will maintain and update our schedule weekly and provide two week look ahead for the Owner and design team. It is a mandatory procedure in Teal Construction to have our Superintendents provide the Project Managers and



Executives with weekly reports which contain all activities that happened that week, two week look ahead schedule, project progress photos and a detail account of who was onsite. This will be provided to the team to ensure everyone is abreast on site tasks and completed work. The two week look ahead and construction project schedules are reviewed with subcontractors at our weekly meeting to vet-out any concerns and clarify all tasks that should be completed prior to their work commencing. The superintendent will review a safety toolbox talk specific to the project to keep safety and practices at the forefront of the project.

Teal will write detailed scope of work for each trade on the project during the preconstruction phase to ensure we are receiving reliable estimates and will choose from a pool of quality subcontractors that have held a strong track record with Teal. The scope of work packages and quality of subcontractors help with cost control. To further the efforts on cost control and scheduling Teal meets with each subcontractor prior to writing a contract to review their proposal, project schedule, and subcontractor manpower to guarantee that the subcontractor can do the work. The project schedule and any other particulars discussed are then made exhibits to their contract.

Before the subcontractor begins work, the superintendent meets with them onsite to review all work that has been completed, their scope of work, construction schedule, and subcontractor's safety plan; all has to be provided to the superintendent prior to starting work. Our superintendent provides quality control and inspections throughout the construction phase and reviews any deficiencies with the project manager and subcontractor. The subcontractor then has time to correct these deficiencies; if the superintendent sees that this is a continued problem the subcontractor will be replaced. Replacing subcontractors is very rare on our projects, because we work in the preconstruction phase to only provide our client with high-quality subcontractors.

Teal Construction Company understands that these DPS projects are going to continue to support the residents of our great State of Texas and we want to work with TFC to provide the best for their patrons. We have the unique qualifications and experience to produce the project that TFC is envisioning. Teal has a vested interest in the cohesion of all collaborating members of the team and will approach your project with the careful consideration of creating the strongest relationship possible between TFC and Teal Construction. We greatly appreciate the opportunity to be considered for this important project, and thank you sincerely for reviewing our qualifications. If you have any questions, please feel free to call me at 713.465.8306 at your earliest convenience.

Sincerely-



Jennifer King
Director of Preconstruction
Teal Construction Company



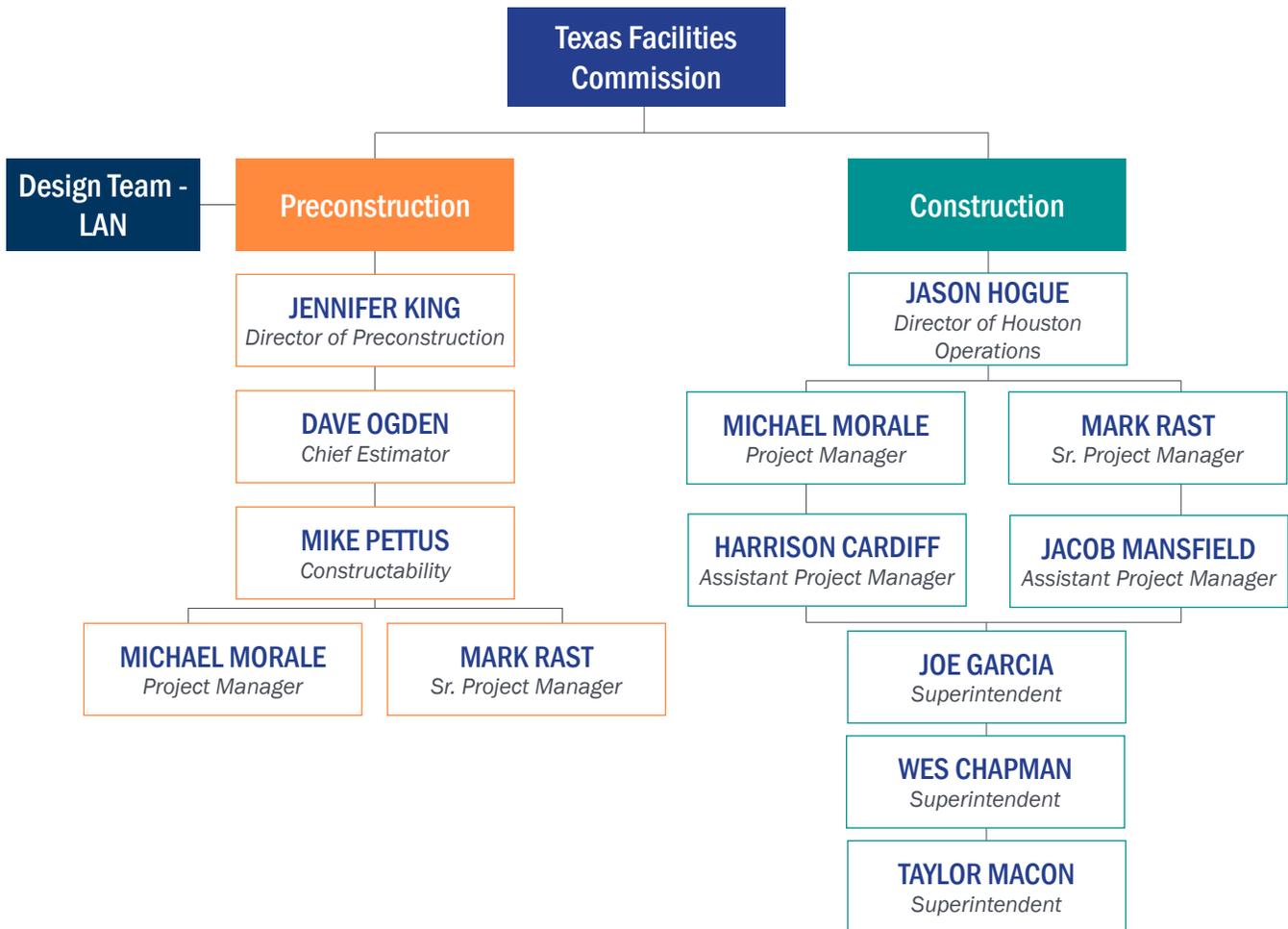
5.3.3.1. TEAM ORGANIZATION

5.3.3.1.1. Provide an organization chart showing Team Members and their firm affiliation for all phases of the Project from design through final acceptance and warranty and maintenance period. Be certain to identify specific individuals for key functions and show interrelationships and reporting hierarchy to include but not be limited to Team Members performing the functions identified below. Note whether individuals are performing multiple functions. At a minimum, identify the Team Members performing the functions identified below. To the extent that the DBF has additional members on their team, the DBF should include those individuals.

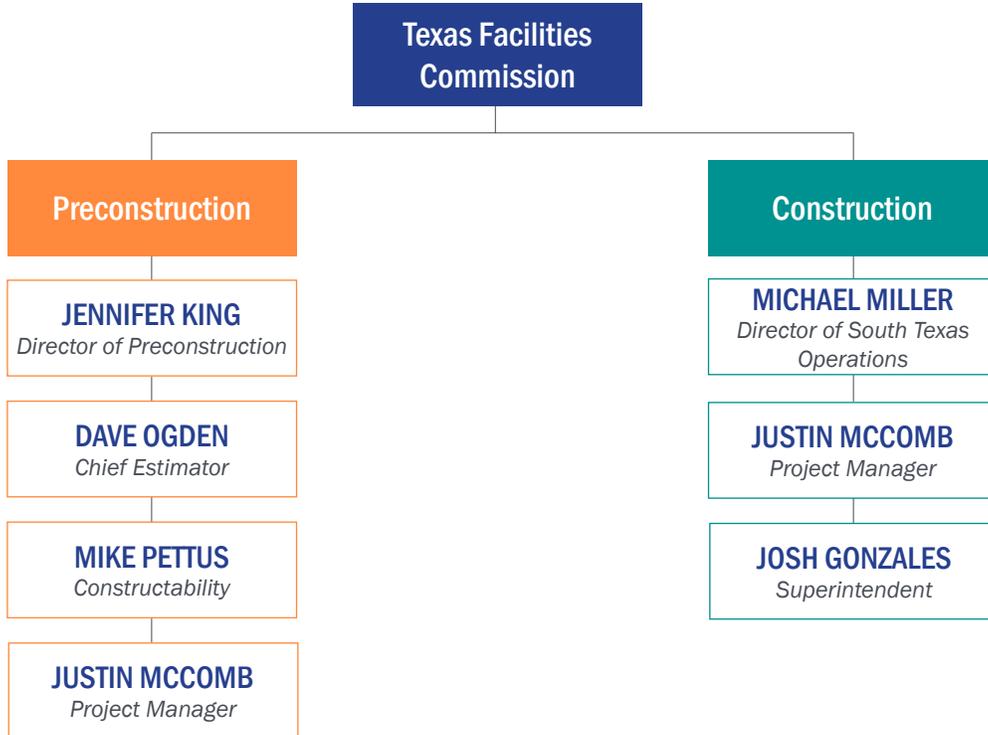
Due to space restraints, Teal Construction’s organization charts are shown first, followed by the LAN (Design Team) organization charts.



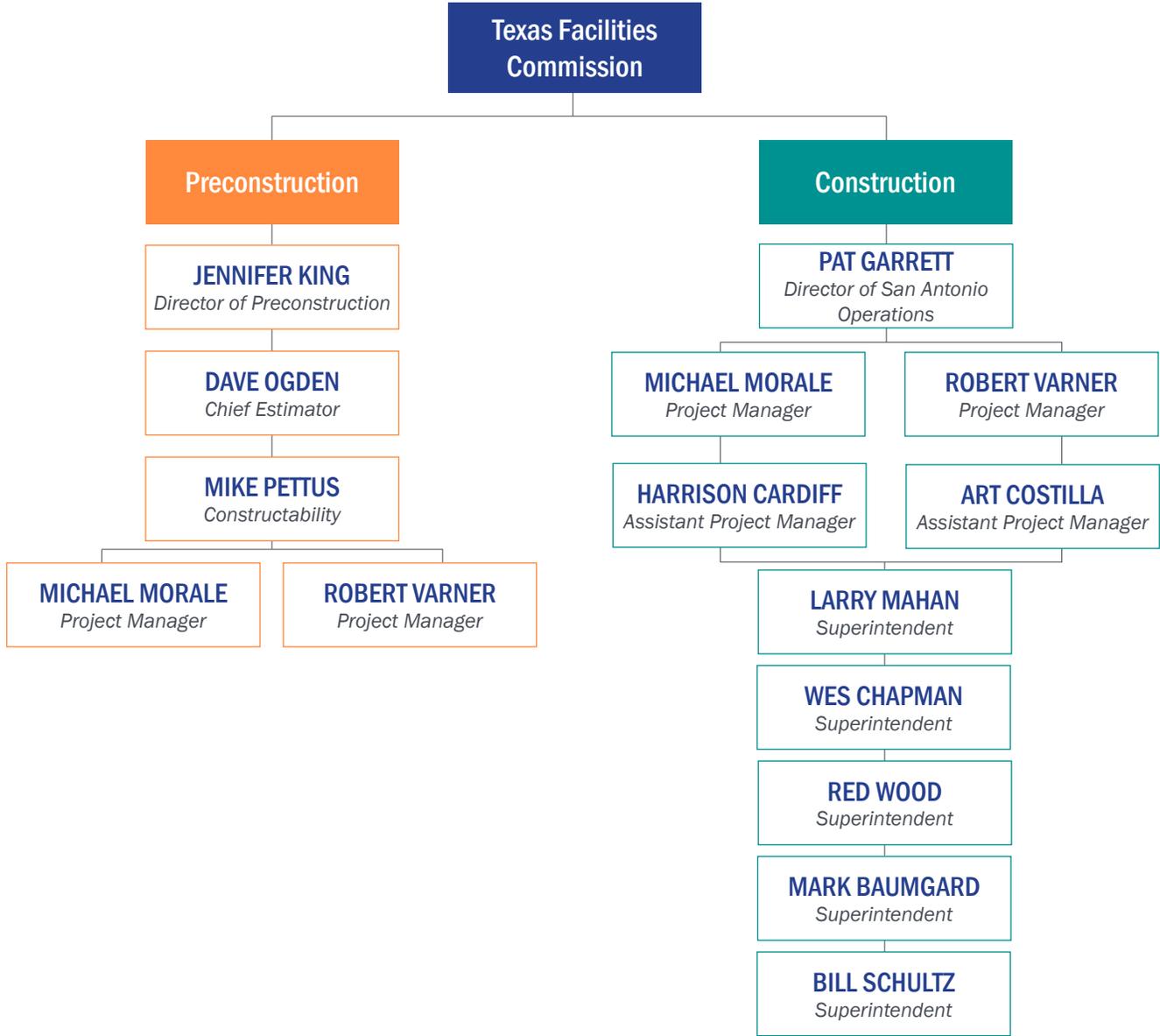
REGIONS 1 & 2



REGION 3

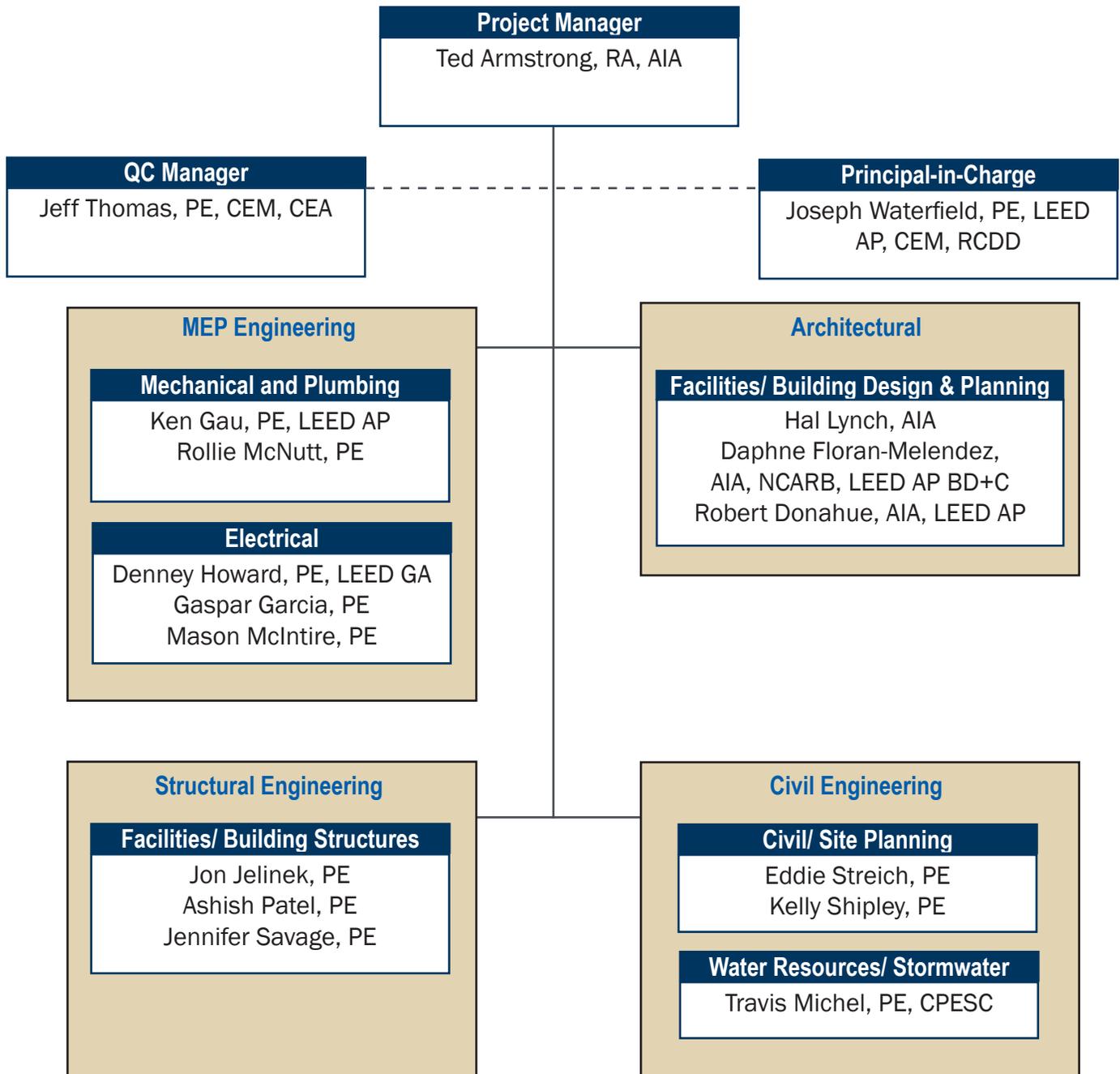


REGIONS 4,5,6



LAN is a Texas-based, full service planning, engineering, architecture, and program management firm. Established in 1935, LAN has more than 80 years of experience performing building and facility-related and heavy civil engineering projects. The strength of our company depends on our client-focused approach and innovative project solutions, making us one of the nation’s premier full-services consulting engineering firms. With more than 300 professionals and 12 locations in Texas, LAN has the full-service engineering capabilities that multi-faceted projects demand.

We are strengthened by our parent company LEO A DALY– one of the largest and most highly-respected architecture firms in the United States. Combined, we have more than 700 professionals and have completed projects in every US state.



5.3.3.1.1.1. Person responsible for the overall management of the Project and design-build contract;

Les Chipman, Executive Vice President

Jennifer King, Director of Preconstruction

5.3.3.1.1.1.1. Describe the processes and techniques that will be used to understand the Statement of Work and turn it into a realized and finished project.

Throughout the years, Teal has completed many projects through the Design + Build delivery method. We work well with this method and know how to be a team player. We start each of our projects with a high level of enthusiasm and only hope that it generates throughout the team. Encouraging excitement from the beginning will extend through our team to all stake holders, community, subcontractor and all others involved with the project. Enthusiasm is a result of a high energy team working to achieve a goal to construct the client's vision. After all, constructing complex projects is fun and is something that we all will benefit from in the end. We build our team by clearly defining goals at the beginning of the project and these are met through the project by having an open line of communication, proactive approaches to all challenges, constructive criticisms, motivation through team members, and a full understanding of roles, responsibilities and vision of the team members.

PRE-CONSTRUCTION

The success of a construction project is largely determined by decisions made during the planning process. Using our extensive knowledge, Teal Construction can guide you through the initial stages of your project, ensuring that your early critical decisions are based upon complete and accurate information. Our dedicated team of pre-construction professionals seek the right creative solutions to solve today's building challenges. We work collaboratively with our clients and the project team to thoroughly analyze each component to maximize the design and quality of your project within the most effective and efficient budget and schedule. Due diligence studies, constructability reviews, preliminary design, and code and zoning compliance are some of the preconstruction services that we offer to ensure there are few to no hiccups when construction begins.

CONSTRUCTION MANAGEMENT

The magnitude of embarking on a construction project can be daunting. There are so many questions, fears and concerns. We have more than a half century of experience managing and guiding our clients throughout the entire building process. Our construction management team will facilitate the process from site selection to handing over the keys at final completion which gives each client an ease of mind. Teal provides a nationwide resource of highly qualified, full-service construction management professionals, design | build contractors, general contractors, specialty contractors, engineers and architect to handle facility needs on a turnkey basis. The advantages to this construction delivery method is having the contractor on board from the conception of the. We use state of the art design and building techniques to construct an attractive, cost-effective and functional facility that fulfills your needs and goals.

Teal's construction goal is to practice professional management techniques applied to planning, design and construction from inception to completion for the purpose of controlling quality, safety, timeliness, and costs.

Our goal is to "over-communicate" so all parties are informed of what has been accomplished, work that is taking place and a look ahead to what is coming up so all necessary preparations can be made. We believe an informed client is better served as it related to good decision making. Identification and resolution of problems starts on day one with a project. Teal utilizes many resources throughout the stages of a project and feels that a proactive approach to any issue is the best possible way of resolution. Face-to Face meetings have been the best resolution from our past experience. Transparency with information is crucial to mitigating and removing conflicts throughout the life of the project. By working closely with and constantly sharing all information received with the client and design team, we are able to ensure complete transparency while simultaneously receiving constant client feedback. This allows us to expedite the process while ensuring everything stays on track relative to the client's desires.

The ability to work as a team starts at the beginning of the project when the project team clearly defines the goals for the project. When building the goals the team has to have a full understand of the client's vision for the project and all outcomes and expectations that are present for the project. The goals are met through the project by having an open line of communication, proactive approaches to all challenges, constructive criticisms, motivation through team members, and a full understand of roles and responsibilities. All of the ground work that we have laid to keep a transparent and cohesive process



in the preconstruction phase, will greatly benefit the construction phase by eliminating any questions of the communication lines and construction outcomes.

Our service support philosophy is carried out by a process-driven approach, which defines the steps and interim milestones that are necessary to assure timely delivery of a quality product within the budget and as determined on the individual projects. This process, while rigorous in design, is flexible and adaptable to meet the specialized needs of unusual project requirements or the unique needs of the district as a whole. We are determined to demonstrate to Texas Facilities Commission that the skills and capabilities required of a Design Build.

A focus on customer service, responsiveness, willingness to adapt its organization and procedures to meet the customers' unique needs, and a commitment to quality and teamwork are all virtues that define a successful Design Build contractor. We keep the same team throughout the life of the project which provides a seamless transfer between phases and eliminates any "catch up" in learning a project.

Teal Construction is the first choice when a project is critical, budget constrained, or technically challenging. We believe we have earned this status by proactively organizing our forces to best meet our client's needs, responding quickly and reliably when they have urgent projects, and offering value added services that other contractors cannot.

We commit to establishing a partnership with Design Build setting benchmarks for performance, measuring our performance on every project to ensure customer satisfaction, fine tuning our processes to meet your needs, and ensuring open and efficient communication. We treat each project and experience as an opportunity to learn and grow and ultimately will adapt our processes to your systems to achieve success.

5.3.3.1.1.2. Describe the processes and techniques that will be used to promote subcontractor and/or consultant participation in the work;

Teal works with subcontractors throughout the preconstruction phase of the project to estimate, provide guidance on constructability and investigate building systems and materials that will work for the Owner's needs. With each release of documents our team will provide detailed estimates, variance reports, constructability studies, drawing coordination, and project schedules all with transparency. Prior to bid day Teal will do personal outreach to subcontractors to populate interested parties and ensure that all scopes of work will receive proposals on bid day. Preconstruction meetings with subcontractors are held to answer any questions on the project and identify scopes of work that may not be fully understood. At GMP, Teal encourages the Owner and design team to be part of bid day to review subcontractor proposals and estimates. Post interviews are done to review proposals, schedule, and qualifications for subcontractors. The GMP proposal will have proposed subcontractors for the Owner and design team to review and accept. All of the ground work that is made in the preconstruction phase of the project build a stable foundation for our construction team to build upon.

iSqFt is an easy online tool for subcontractors to use to review Invitation To Bid (ITB) from Teal Construction. The subcontractor is not required to have a license to review our projects. Here is a sample ITB that is sent via email or fax to subcontractors. Teal will also post the project on our subcontractor page on our website as another option for subcontractors to view the project

Teal Construction frequently updates our subcontractor database to continue to grow our quality subcontractor base. Teal requires all subcontractors that are going to be contracted for a project to have a prequalification package on file. This safeguards both the Owner and Teal Construction. The prequalification package is reviewed by our management team, CFO,

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and Corporate Safety Director to confirm the subcontractor has great references, financial stability, and safety program. We will work with any proposed minority subcontractors or new subcontractors to get this documentation completed.

Teal Construction frequently updates our subcontractor database to continue to grow our quality subcontractor base. Teal requires all subcontractors that are going to be contracted for a project to have a prequalification package on file. This safeguards both the Owner and Teal Construction. The prequalification package is reviewed by our management team, CFO, and Corporate Safety Director to confirm the subcontractor has great references, financial stability, and safety program. We will work with any proposed minority subcontractors or new subcontractors to get this documentation completed.

5.3.3.1.1.3. Describe coordination of work with subcontractors and/or consultants;

Coordination of work with our subcontractors will be through our Superintendent. The Superintendents hold weekly Subcontractor meetings for all subcontractors currently onsite and those that will be there in the next two weeks to review project progress and go over any needs from the upcoming subcontractors. Our consultants will be coordinating in the Preconstruction with our Director of Preconstruction, Jennifer King, and in Construction with the respective Project Manager and Superintendent team. Timberline and Microsoft Outlook will be used for communicating appropriate documentation for the coordination and logging the correspondence.

5.3.3.1.1.2. Designer Architect/Engineer of Record;

Lockwood, Andrews & Newman, Inc. (LAN)

5.3.3.1.1.2.1. Complete an A/E Questionnaire form for selected A/E firm(s). The A/E Questionnaire form can be downloaded from the Forms Index of the TFC Website as document #19 from the following link: <http://www.tfc.state.tx.us/divisions/facilities/prog/construct/formsindex/>

The completed A/E Questionnaire can be found beginning next page.

5.3.3.1.1.2.2. Provide demonstrated experience with Past Projects of Similar Scope and Complexity by the firm(s) selected.

Please find the A/E Experience following the Questionnaire.

5.3.3.1.1.3. Construction Management Team;

5.3.3.1.1.3.1. Identify the name and job title of the person(s) responsible for overall construction management;

REGIONS 1 & 2

Jason Hogue, Director of Houston Operations
Michael Miller, Project Manager
Mark Rast, Senior Project Manager

REGION 3

Michael Miller, Director of South Texas Operations
Justin McComb, Project Manager

REGIONS 4,5,6

Pat Garrett, Director of San Antonio Operations
Michael Morale, Project Manager
Robert Varner, Project Manager

5.3.3.1.1.3.2. Identify the name and job title of the person(s) responsible for on-site field supervision and direction and construction;

REGIONS 1 & 2

Joe Garcia, Superintendent
Wes Chapman, Superintendent
Taylor Macon, Superintendent

REGION 3

Josh Gonzales, Superintendent

REGIONS 4,5,6

Larry Mahan, Superintendent
Wes Chapman, Superintendent
Red Wood, Superintendent
Mark Baumgard, Superintendent
Bill Schultz, Superintendent



A/E QUESTIONNAIRE

Texas Facilities Commission
 Facilities Design and Construction
 P.O. Box 13047
 Austin, Texas 78711-3047



1. Firm Name: Lockwood, Andrews & Newnam, Inc.
 2. Address: 9811 North Capital of Texas Highway, Austin, TX 78759
 3. Tax Payer ID #: 17413815915
 4. E-mail Address: TEArmstrong@lan-inc.com
 5. Web Address: lan-inc.com
 6. Telephone: 512.338.4212 Fax: 512.338.4942
 7. Other Locations: 11 other offices in Texas; Headquarters: 2925 Briarpark Drive Suite 400, Houston, TX 77042

8. Organization Class: Individual Partnership
 Corporation
 Association

9. Date Established: March 16, 1935
 10. Former Business Name: Lockwood, Andrews and Newnam
 11. Date of Dissolution: 1956
 12. Subsidiary of: LEO A DALY

13. Historically Underutilized Business Information: HUB? Yes No
 Black American Hispanic American
 Native American American Woman
 Other (specify) _____

14. Principals & Officers: (Names & Responsibilities: Management, Design, Production, Specification, Construction Administration, Business Development)
- | Name | Responsibility | Name | Responsibility |
|----------|----------------|------|----------------|
| Attached | | | |

15. Key Personnel & Responsibilities:
- | Name | Responsibility |
|------|----------------|
|------|----------------|

Please find all key personnel listed in org chart in Section 5.3.3.1.1 and resumes for key personnel in section 5.3.3.1.2.

16. Number of Personnel by Discipline*:

<u>Discipline</u>	<u>Number</u>	<u>Number Registered</u>	<u>Discipline</u>	<u>Number</u>	<u>Number Registered</u>
Administration	67	1	Interior Arch		
Architects	9	8	Civil	160	80
Landscape Arch	0	0	Environmental	6	6
Planning	8	7	Drafting	40	
Programming	8	7	Inspection	6	1
Structural	5	5	Program		
Mechanical	5	4	<u>Managers</u>	10	
Electrical	8	6			
HVAC	3	2	<u>Net Total:</u>	334	130

*Firm employees may be registered in multiple disciplines.

****Respondent must be registered/licensed, or have personnel on direct staff that are registered/licensed in at least one of the professional services discipline required to perform the services requested in this RFQ. Professional Services are defined in TGC 2254.002(A) (2).**

17. Services Provided by Firm: (Please Check)

Administration	<input checked="" type="checkbox"/>	Architectural	<input checked="" type="checkbox"/>	Drafting	<input checked="" type="checkbox"/>	Inspection	<input checked="" type="checkbox"/>
Interior Arch	<input checked="" type="checkbox"/>	Landscape Arch	<input type="checkbox"/>	Planning	<input checked="" type="checkbox"/>	Programming	<input checked="" type="checkbox"/>
Structural	<input checked="" type="checkbox"/>	Mechanical	<input checked="" type="checkbox"/>	Electrical	<input checked="" type="checkbox"/>	HVAC	<input checked="" type="checkbox"/>
Civil	<input checked="" type="checkbox"/>	Other (specify):					

18. Professional Liability Coverage Errors & Omissions, etc.: Yes No
 Amount: \$2,000,000

19. Services Provided through Consultant (Please Check):

Administration	<input type="checkbox"/>	Architectural	<input type="checkbox"/>	Drafting	<input type="checkbox"/>	Inspection	<input type="checkbox"/>
Interior Arch	<input type="checkbox"/>	Landscape Arch	<input type="checkbox"/>	Planning	<input type="checkbox"/>	Programming	<input type="checkbox"/>
Structural	<input type="checkbox"/>	Mechanical	<input type="checkbox"/>	Electrical	<input type="checkbox"/>	HVAC	<input type="checkbox"/>
Civil	<input type="checkbox"/>	Other (specify):					

Name of Consultants _____ Address _____

TBD

20. Geographical Limits: N/A. LAN has 12 offices in Texas and can perform work in any TFC/DPS region.

21. Work Type Distribution by Proportion of Annual Average:

Work Type (Facility Use)	% by Fee	% by No. of Projects
Commercial, Office, Retail	10	5
Industrial	10	5
Educational	15	10
Medical	5	2
Other Institutional	60	78
Other (specify)		
Type:		
New Building Design	20	10
Restoration	25	30
Renovation	50	40
Interior Design		
Urban or Site Planning	5	5
Prime Engineering	90	70
Other (specify)		

22. Projects in Last Five Years: See Attached Please see descriptions of select projects on the following pages (section 5.3.3.1.1.2.2)

23. Date of Questionnaire:

24. **Preparer** Name: Ted E. Armstrong
 Title: Senior Associatet

Signature: 

Schedule Compliance						
5 most relevant completed projects						
UTMB Damaged MEP Equipment Replacement & Mitigation	Design Phases				Construction Phase	
	Study/ Analysis	Preliminary Design	Design	Working Drawings	Construction Start	Substantial Completion
	Contract Completion Date	11/2014	3/2015	2/2017	See explanatory note.	
Actual Completion Date	11/2014	3/2015	2/2017	2/2017	3/2018	
Explanatory Note						
CMAR Project so design and construction overlap. Client initiated scope changes based on building priorities extended design phase.						
TxDOT Statewide Headquarters & Facilities Renovations	Design Phases				Construction Phase	
	Study/ Analysis	Preliminary Design	Design	Working Drawings	Construction Start	Substantial Completion
	Contract Completion Date					See explanatory note below
Actual Completion Date	See explanatory note below				See explanatory note below	
Explanatory Note						
Program includes renovation projects to more than 20 TxDOT headquarters and other facilities. Project dates ranged from 11/2006 to 4/2013 and all designs were completed by Owner's desired schedule.						
TxDOT Camp Hubbard Office MEP Equipment Replacement	Design Phases				Construction Phase	
	Study/ Analysis	Preliminary Design	Design	Working Drawings	Construction Start	Substantial Completion
	Contract Completion Date	6/2013	10/2013	1/2014	1/2014	See explanatory note
Actual Completion Date	6/2013	9/2013	11/2013	11/2013		
Explanatory Note						
Phase 1 Completion: 3/2014 Phase 2 Completion: 7/2015 Phase 3 Completion: 8/2016						
DFW International Airport Terminal E Redevelopment Improvements	Design Phases				Construction Phase	
	Study/ Analysis	Preliminary Design	Design	Working Drawings	Construction Start	Substantial Completion
	Contract Completion Date	5/2010	10/2012	9/2013		5/2017
Actual Completion Date	5/2010	9/2012	8/2013	1/2014	1/2017	
Explanatory Note						
CMaR began construction when initial phase design package was complete. Design modifications were continued throughout construction to meet Owner's changing requirements.						
City of Conroe Administration Building Renovation	Design Phases				Construction Phase	
	Study/ Analysis	Preliminary Design	Design	Working Drawings	Construction Start	Substantial Completion
	Contract Completion Date	N/A	N/A	N/A	N/A	N/A
Actual Completion Date	N/A	N/A	4/2018	7/2018	9/2018	N/A
Explanatory Note						

Project resulted from an insurance claim due to damage from Hurricane Harvey. The contractor retained LAN as the design firm per recommendation from the Owner. The Owner had no set design budget or schedule requirements. LAN's final design/cost estimate was approved by the Owner and insurance provider. LAN incorporated client-requested changes in scope into design and construction is still in progress, expected completion by 6/2019.

Budget Compliance		
5 most relevant completed projects		
UTMB Damaged MEP Equipment Replacement & Mitigation		
		Comments:
Owner's Budget	\$ 12 M -	- GMP defined at 30% and 60% design
A/E Cost Estimate	\$ 9 M -	
Successful Respondent Amount	\$ 8.8 M -	- Owner reduced scope
Construction Contract Amount	\$ 12 M -	
Final Construction Cost	\$ 8 M -	
Difference Between Initial Owner Budget and Contract Award	\$ -	
TxDOT Statewide Headquarters & Facilities Renovations		
		Comments:
Owner's Budget	\$ -	Program includes renovation projects to more than 20 TxDOT headquarters and other facilities. Project dates ranged from 11/2006 to 4/2013 and all designs were designed to budget.
A/E Cost Estimate	\$ -	
Successful Respondent Amount	\$ -	
Construction Contract Amount	\$ -	
Final Construction Cost	\$ -	
Difference Between Initial Owner Budget and Contract Award	\$ -	
TxDOT Camp Hubbard Office MEP Equipment Replacement		
		Comments:
Owner's Budget	\$ 1 M -	- Project was compliant with budget; final construction costs matched construction contract.
A/E Cost Estimate	\$ 775,100	
Successful Respondent Amount	\$ 669,200	
Construction Contract Amount	\$ 699,260	
Final Construction Cost	\$ 669,200	
Difference Between Initial Owner Budget and Contract Award	\$ -330,800	
DFW International Airport Terminal E Redevelopment Improvements		
		Comments:
Owner's Budget	\$ N/A -	- Owner's budget and A/E cost estimate information not available.
A/E Cost Estimate	\$ N/A -	
Successful Respondent Amount	\$ -	
Construction Contract Amount	\$ 52 M -	- Construction cost is for HVAC scope of work
Final Construction Cost	\$ 54 M -	
Difference Between Initial Owner Budget and Contract Award	\$ +2 M -	- CMaR construction costs developed and approved by Owner throughout construction.
City of Conroe Administration Building Renovation		
		Comments:
Owner's Budget	\$ N/A -	See explanatory note on previous page.
A/E Cost Estimate	\$ N/A -	
Successful Respondent Amount	\$ N/A -	
Construction Contract Amount	\$ 1 M -	
Final Construction Cost	\$ N/A -	
Difference Between Initial Owner Budget and Contract Award	\$ N/A -	

Demonstrated Experience (A/E Questionnaire Form - Past 5 Years)

UTMB Damaged MEP Equipment Mitigation

– Galveston, Texas

Owner's name and contact

University of Texas Medical Branch
James Victor (409) 772-3524

Proposed personnel involved

- Joe Waterfield, PE, LEED AP, CEM, RCDD
- Jeff Thomas, PE, CEM, CEA
- Ken Gau, PE, LEED AP
- Daphne Floran-Melendez, AIA, NCARB, LEED AP BD+C
- RA McNutt, PE
- Mason McIntire, PE
- Jon Jelinek, PE

Project relevance

- Alt delivery (CMaR)
- Replacement of heating/cooling generating systems
- Replacement of hot/chilled distribution systems
- Replacement of HVAC systems
- Replacement of primary electrical distribution systems
- Multi-phase project
- Bid & construction phase services

Project Highlights

- » Assessment of MEP equipment for campus buildings (411,000 SF)
- » Campus-wide MEP specifications updates
- » Recommendations for repairs and upgrades
- » Working and coordinating activities in an active facility
- » Cost/benefit analysis for equipment updates & relocation
- » Construction admin. with CMaR



LAN's long-standing relationship with the UTMB began in 2008, when LAN was commissioned to assess the damages caused to the campus by Hurricane Ike. Since then, UTMB has continuously turned to LAN to provide a variety of MEP, architectural, engineering, and assessment services for the University's facility improvements ranging from minor renovations to major repairs. Projects included assessment of campus-wide MEP equipment, reviewing and updating of MEP specifications, generator replacements for 10 buildings, and design for mitigation of damaged and undamaged MEP equipment.

MEP Equipment Assessment and Upgrades/Repairs

When Hurricane Ike blew ashore in 2008, it submerged much of Galveston Island, including UTMB's campus. Although protective measures were implemented prior to the storm, once facilities personnel were able to regain access to damaged buildings, they found that the MEP in approximately 90 buildings was severely affected, greatly contributing to an estimated damage of more than \$600 million. UTMB then commissioned LAN to conduct a detailed assessment of the MEP equipment in exposed to sea water in each building. The MEP assessment, conducted in a two-week span, included electric motors, transformers, blowers, pumps, compressors, coils, pans, air handlers, ductwork, feeders, disconnect switches, panel boards, circuit breakers, fuses, control panels, fire alarm systems and variable frequency devices. **Based on this assessment, our team recommended a set of short- and long-term solutions to repair damaged equipment. This report became the basis of a series of work orders for mechanical, electrical, and plumbing contractors across the campus.**

Damaged MEP Equipment Mitigation

Soon after the completion of the assessments and repairs, FEMA released approximately \$20 million to UTMB for the mitigation of critical MEP systems including emergency power systems. LAN completed the design and provided construction administration for mitigation of select MEP equipment in the seven buildings of the healthcare core. This included replacing and repairing damaged equipment and relocating/elevating all systems 20' above mean sea level (second floor or higher).

(continued on following page.)

UTMB Damaged MEP Equipment Mitigation

– Galveston, Texas

“

They recognize the challenges associated with a large campus, the myriad of regulatory agencies, and the privacy and security of our staff and patients. I highly recommend their services.”

– **Marcel J. Blanchard,**
Asst. Vice President, Utility Ops.

LAN invested a great deal of time with the various campus organizations to define the amount of MEP space required on the higher floors while balancing the costs associated with moving equipment laterally and the impact to revenue caused by displacing whatever entity was currently occupying the desired space.

The project program developed in Phase 1 provided the reasonable basis for developing a cost analysis of the project. For each building, LAN worked with UTMB Space Planners to develop two different potential locations for the relocated equipment. LAN presented alternative approaches and presented them to UTMB using cost/benefit matrices and other tools to determine the best approach moving forward.

Detailed Deliverables

» **Task 1 – Relocate Condensate Pump and Fire Panel in building 7**

Design to include interior wall partition and door to new space. Re-route existing condensate piping to new location. Cap and abandon existing condensate piping. Provide housekeeping pads, floor drains and other items as required for complete design. Relocate electrical equipment.

» **Task 2 – Relocate Fire Pumps in building 8**

Design new 2-hour fire rated and sound attenuated space for fire pumps. Relocate fire pumps and re-route fire suppression system piping as required. Re-route fire pump control wiring and provide new electrical services as required for main and jockey pumps. Relocate electrical equipment. Provide housekeeping pads, electrical equipment, floor drains and other items as required for a complete design.

» **Task 3 – Relocate chilled water pumps and hot water converter in building 11**

Design new sound attenuated space for pumps. Relocate chilled water pumps and re-route system piping as required. Re-route hot-water piping to supply relocated hot water converter. Relocate control wiring and provide new electrical devices and services as required for all pumps.

» **Task 4 – Design new bottle storage room(s) in building 91**

Design new 1-hr fire rated storage room in building 91. Ensure egress and access meet needs for moving and storing bottles. Provide storage mechanisms, floor drains, exhaust ventilation and other items as required for complete design.

» **Task 5 – Design new electrical space for building 91**

Provide lighting and ventilation as required for a complete design.

» **Task 6 – Design new mechanical room on exterior of building 47, second floor**

Design metal frame, bit roof, structure for building 47's mechanical equipment. Design appropriate foundation based on conditions and expected equipment load. Provide lighting and ventilation as required for a complete design.

» **Task 7 & 8 & 10**

Relocate building 9; 47; and 56's mechanical and electrical equipment

» **Task 9 - Design new mechanical room on building 56, second floor**

Design metal frame, bit roof, structure for building 56's mechanical equipment. Design appropriate foundation based on conditions and expected equipment load. Provide lighting and ventilation as required for a complete design.



TxDOT Camp Hubbard Office HVAC Renovations

– Austin, Texas

Owner's name and contact

Texas Department of Transportation
Kenneth Newnam (512) 416-3211

Proposed personnel involved

- Joe Waterfield, PE, LEED AP, CEM, RCDD
- Denney Howard, PE, LEED GA
- Jon Jelinek, PE
- Ken Gau, PE, LEED AP
- Kristie Tiller, PE, LEED AP

Project relevance

- Replacement of heating/cooling generating systems
- Replacement of HVAC systems
- Replacement of air distribution systems and controls
- Roofing system design
- Multi-phase project
- Bid & construction phase services



LAN replaced failing air handlers in two critical buildings at TxDOT's Austin area office, including a six-story administrative office building and campus cafeteria. **Both tasks required design solutions that minimized construction impact to the buildings' operations and allowed the buildings to remain operational and accessible.**

Renovation in an occupied facility – Phased construction & space challenges

In order to ensure the administrative office building remained operational for eight hours a day, five days a week, LAN developed an innovative solution that allowed air handlers to be lifted in sections outside the building and then inserted into each mechanical room through an exterior opening that was eventually used for an outside air louver. This solution completely eliminated the need to transport equipment through the operational space, preventing any disruption to ongoing work by TxDOT. LAN developed the design using Revit to demonstrate how the design utilized the limited space available and maintained the necessary clearances.

LAN also replaced an aged air handler unit located in a nearly inaccessible mechanical room between a rest room roof and the building roof at the cafeteria serving the Camp Hubbard. The design solution included an exterior air handler on a structural platform above the building roof with a new exterior ladder for unit maintenance. This allowed the existing unit to remain operational until the new unit was installed, and provided ongoing accessibility for periodic inspection and maintenance. The design also isolated construction dust and debris from construction from the cafeteria.

Additionally, the existing building roof structure was insufficient to support a traditional curb-mounted rooftop solution. LAN's design included a new platform that transfers the unit load directly to the building columns, eliminating any added load to the existing roof and minimizing impacts to the existing roof warranty. The team performed this work in three phases to accommodate differing funding mechanisms within TxDOT.

Project Highlights

- » Building renovation project
- » Mechanical equipment design (air handlers replacement)
- » Phased construction to minimize disruption to ongoing work (administrative building remained full-time operational)
- » Multi-discipline services
- » Construction admin./ management



DFW Int'l Airport Terminal E Renovation & HVAC Improvements

– Dallas/Fort Worth, Texas

Owner's name and contact

Dallas/Fort Worth International Airport
Michael Holston (972) 973-2131

Proposed personnel involved

- Joe Waterfield, PE, LEED AP, CEM, RCDD
- Jeff Thomas, PE, CEM, CEA
- Ken Gau, PE, LEED AP
- Richard Beatty
- RA McNutt, PE
- Kristie Tiller, PE
- Denney Howard, PE, LEED GA
- Mason McIntire, PE
- Gaspar Garcia, PE
- Jon Jelinek, PE
- Mason McIntire, PE

Project relevance

- Alternative delivery (CMaR)
- Replacement of heating/cooling generating systems
- Replacement of hot/chilled distribution systems
- Replacement of HVAC systems
- Replacement of air distribution systems and controls
- Roofing system design
- Multi-phase project
- Bid & construction phase services

Project Highlights

- » Building renovation project
- » Design included ensuring services were uninterrupted
- » Construction admin./ management
- » Terminal E consists of roughly 600,000 SF of conditioned space and 800,000 SF of space under roof
- » Terminal E has more than \$1 million cfm of conditioned supply air
- » \$2.9 billion is the total cost for the Terminal Renewal Improvement Plan (TRIP) for four terminals



LAN served as the primary mechanical engineer for the MEP design for the total renovation of Terminal E. This project included two preliminary enabling projects performed by LAN to establish a new IT backbone and ten telecommunications hubs across Terminal E and an Infill and Satellite Rehabilitation project to provide swing gates and security access to the public throughout reconstruction of the terminal.

This project included the efforts of multiple design firms including architecture, electrical, security and fire protection, baggage handling and communication. Close coordination with design firms, stakeholders, and the CMaR contractor was required as construction documents were developed in three phases; representing three sectors of the terminal. This approach minimized the impact and inconvenience to travelers during construction.

LAN developed and coordinated the mechanical design. The design included the internal HVAC building systems which are referred to as the air side design. The piping design, the hot and chilled water distribution from the central utility plant, required intense coordination with the baggage handling designer and the architect to minimize the real-estate impact. Another unique design challenge was the coordination of demolition of the existing systems while providing locations for the construction of the new systems without interrupting service to the open sectors of Terminal E. LAN provided complete mechanical construction documents and provided construction administration with the CMaR through the duration of the project.

Renovation in an occupied facility – Phased construction

In the course of the DFW Terminal project, LAN was asked to plan for the replacement of two 400-ton process water chillers. These chillers supply chilled water to the passenger loading ramps for each aircraft. Due to their location, these chillers posed an obstacle for the proposed new baggage handling system. LAN provide three comparative analyses including; relocation of existing chillers, installation of new chillers in a new location, and elimination of the chillers; connecting to a piping distribution system at the Central Plant.

(continued on following page.)

DFW Int'l Airport Terminal E Renovation & HVAC Improvements

– Dallas/Fort Worth, Texas



DFW Airport Statistics

- » DFW Airport is a primary HUB for the national largest airline
- » DFW airport has become a multibillion dollar economic engine for North Texas with 1,800 flights daily, carrying over 60 million passengers a year, and employing almost 60,000 people each day
- » DFW is the 4th busiest airport in the US and the 9th busiest in the world

We looked at the system and presented alternatives benefitting the client, rather than just replacing the chiller. In this case, our scope was to relocate the existing chillers. After determining that the existing chillers would not fit in the new location, we evaluated the possibility of providing new chillers; the additional costs were well beyond their project budget. Our third option recommended utilizing a centralized operation that would be easier to maintain and less expensive to operate; the maintenance department could provide centralized preventive maintenance and the system operations could take advantage of load diversities.

Terminal E Facility Statistics

- 2 chilled water pumps providing 5500 tons of chilled water at a 24 degree delta T
- 3800 gpm heating hot water at 60 degree delta T
- Roughly one mile of 10" hot water piping and one mile of 14" chilled water piping installed in the guideway along with one pump room at each end of the dual fed piping system
- \$2.9 billion is the total cost for the Terminal Renewal Improvement Plan (TRIP) for four terminals – \$565 million of this is for Terminal E
- Terminal E consists of roughly 600,000 square feet of conditioned space and 800,000 square feet of space under roof
- The preconditioned air (PCA) glycol chiller and boiler plant replacement consists of two 800 ton glycol chillers in series with a leaving water temperature of 20 degrees F. The boiler size of 2,250,000 Btuh is also connected to the 2 pipe PCA system
- Terminal E has approximately 33 variable volume fan wall air handling units. Along with this there are roughly 600 air terminal units. For a total of over 1,000,000 cfm of conditioned supply air



L&N

TxDOT Statewide Headquarter Facilities Renovations

– Statewide, Texas

Owner's name and contact

University of Texas Medical Branch
James Victor (409) 772-3524

Proposed personnel involved

- Joe Waterfield, PE, LEED AP, CEM, RCDD
- Jeff Thomas, PE, CEM, CEA
- Ken Gau, PE, LEED AP
- Daphne Floran-Melendez, AIA, NCARB, LEED AP BD+C
- RA McNutt, PE
- Mason McIntire, PE
- Jon Jelinek, PE

Project relevance

- Replacement of heating/cooling generating systems
- Replacement of hot/chilled distribution systems
- Replacement of HVAC systems
- Replacement of primary electrical distribution systems
- Replacement of generator and emergency electrical power distribution system
- Bid & construction phase services

12+ years

LAN has been providing a variety of planning and design services for TxDOT facilities since 2006.



LAN has designed upgrades to 100-year old facility systems at TxDOT offices and headquarters across the state.

LAN has advised the Texas Department of Transportation (TxDOT) Maintenance and Support Services Divisions since 2006. Our teams have touched every TxDOT facility in the state, providing a wide range of planning and design services. LAN has prepared structural, MEP, and civil engineering plans and specifications for new and renovation projects for office, laboratory, and District headquarters, and support systems at various TxDOT facilities statewide. The work includes analysis, studies, and design for repairs/improvements of building systems up to 100 years old and design of new building and facility systems.

Example Projects

Post Maint. Office Electrical System Replacement

LAN provided the design for the complete replacement of electrical systems in a 1950s-era TxDOT District Maintenance facility. Services included the replacement of the electrical distribution system, lighting system, and power terminations to existing equipment. Also included was the consolidation of two electrical services into one. In addition to design, LAN also performed bid and construction phase services.

Humble Area Engineer Generators

TxDOT hired LAN to design an emergency distribution system including multiple generators at the facility. LAN worked closely with TxDOT to determine generator sizing, site placement and modification to the site electrical distribution system to incorporate the new generators. In addition to design, LAN also performed bid and construction phase services.

Amarillo District Headquarters HVAC and Electrical Renovation

LAN performed all necessary site visits, design analysis, testing, and engineering design services for the HVAC system replacement and lighting replacement of existing administration and maintenance offices.

(continued on the following page)

TxDOT Statewide Headquarter Facilities Renovations

– Statewide, Texas

LAN's design solution allowed the buildings to remain operational during construction.



Beaumont District Headquarters Temporary Generator

TxDOT reached out to LAN for help immediately after Hurricane Rita. Their District Headquarters in Beaumont was without power and hampered in getting crews out to clear roadways after the storm. LAN found a contractor with a large enough generator, arranged for him to transport it to Beaumont immediately, and sent our chief electrician from Houston to identify non-essential loads that could be disconnected until utility power was restored. We had the Beaumont District up and running within 24 hours after receiving the call.

Houston District Headquarters Generator

TxDOT hired LAN to design an emergency distribution system including multiple generators at the facility. LAN worked closely with TxDOT to determine generator sizing, site placement and modification to the site electrical distribution system to incorporate the new generators. In addition to design, LAN also performed bid and construction phase services.

Tyler District Headquarters Structural Failure Forensic Analysis

LAN was asked to evaluate progressive structural failure of a 60 year old brick office building at the Tyler District Headquarters of TxDOT. Our chief structural engineer traveled to Tyler from our Houston offices with TxDOT's Project Manager from Austin and quickly found the problem. He delivered corrective suggestions on the spot which were implemented to stabilize the structure and mitigate any further deterioration.

South Harris Area Engineer Office Generator

Designed emergency generator systems for the 30,000 SF TxDOT facility. The purpose of this effort was to provide a smaller, permanently mounted diesel generator with a transfer switch and dedicated wiring to each building. The new emergency generator system was designed to provide power to specific areas of the facility during a power outage.

San Angelo Maintenance Office Electrical System Replacement

LAN provided design, bidding and construction services to improve the electrical distribution in the existing office building originally constructed in 1967. The improvements included new branch panels to supplement the existing full branch panels as well as new receptacles to alleviate branch circuit load issues in the building. The project also included the replacement of electrical panels and feeders that had exceeded their useful life as well as the installation of a TxDOT furnished standby generator and propane tank.

Odessa Pump Station Evaluation

LAN was requested to evaluate a failing storm water pump station in Odessa, Texas, by our TxDOT client in Austin. We sent our most experienced electrical engineer from Fort Worth and a civil engineer from Houston to examine the station condition and controls. They identified points of failure, the causes, and recommended solutions which TxDOT adopted to correct the problems.



City of Conroe Administration Building Renovation

– Conroe, Texas

Owner’s name and contact

City of Conroe
 Jason Miller (936) 522-3870

Proposed personnel involved

- Joe Waterfield, PE, LEED AP, CEM, RCDD
- Jeff Thomas, PE, CEM, CEA
- Ken Gau, PE, LEED AP
- Daphne Floran-Melendez, AIA, NCARB, LEED AP BD+C
- Kristie Tiller, PE
- Mason McIntire, PE
- Jon Jelinek , PE
- Eddie Streich, PE

Project relevance

- Alternative delivery (Design-Build)
- Interior renovations/ build-out
- Interior design
- Replacement of heating/cooling generating systems
- Replacement of hot/chilled distribution systems
- Replacement of HVAC systems
- Replacement of primary electrical distribution systems
- Fenestration replacement

10,000 SF

Building renovation project.



The City of Conroe North WWTP Administration Building was irreparably damaged during hurricane Harvey and the city turned to LAN to provide a solution to replace/renovate the damaged building. LAN evaluated two options and performed a conceptual design and construction cost estimate for both:

- Option A: Replace the building with a new elevated structure near the existing location
- Option B: Renovate the space above the plant blower equipment in an existing elevated building that had been used for belt presses and was currently empty

The City opted for Option B. LAN, a member of a Design Build team, designed the 10,000 SF space for the new Administration Building. LAN provided programming and architecture to capture the city’s requirements along with ensuring the repurposed space met all code requirements. LAN provided all design and engineering services for the new space which includes an elevator, a new lab area, break and conference rooms, offices and other supporting spaces.

Additional Experience (Past 5 Years)

UTMB Emergency Generators Consolidation

– Galveston, Texas

Owner's name and contact

University of Texas Medical Branch
James Victor (409) 772-3524

Proposed personnel involved

- Joe Waterfield, PE, LEED AP, CEM, RCDD
- Jeff Thomas, PE, CEM, CEA
- Ken Gau, PE, LEED AP
- Daphne Floran-Melendez, AIA, NCARB, LEED AP BD+C
- RA McNutt, PE
- Mason McIntire, PE
- Jon Jelinek, PE

Project relevance

- Alt delivery (CMaR)
- Replacement of generator and emergency electrical power distribution system
- Facility design (roofing, exteriors, foundations, interiors, MEP systems, architecture)
- Foundation design/repairs
- Multi-phase project
- Bid & construction phase services

Project Highlights

- » Condition assessments & evaluations of more than 3,000 TxDOT facilities
- » 9.9 million SF facilities assessed in less than 6 months
- » MEP, architectural, exterior envelope, ADA accessibility, life safety
- » Development of 10-year Capital Improvement Plan



The new emergency generator plant provides 3 MW of electrical power to serve the healthcare core.

Healthcare Core Emergency Power Systems Consolidation

LAN was challenged to redesign a cost-effective and reliable system to provide emergency power to 10 buildings in the campus's most critical area—the healthcare core. The healthcare core—composed of intensive care units, surgical suites, and neonatal wards—requires continuous, uninterrupted power in the event of a storm.

Prior to Hurricane Ike, the buildings were powered by four Emergency Generator Plants located below the surge flood plain. After analyzing the existing systems and campus infrastructure, LAN proposed consolidating the systems into a single hurricane- and flood-resistant Emergency Generator Plant using a medium voltage (MV) distribution loop feed to power the 10 buildings.

New Emergency Generator Plant Building

LAN proposed constructing a new building located on top of an existing parking structure far above the flood plain level to house the Generator Plant. LAN designed the new building to be placed on steel columns, or "stilts" to elevate the new Generator Plant building and also provide the backbone to withstand hurricane force winds.

Today, the new multi-story structural steel-framed building towers an impressive 30' above mean sea level. The building also provides a covered muster area for the trauma center to use for gross decontamination or other critical functions.



TxDOT Statewide Facilities Condition Assessments & Capital Planning

– Statewide, Texas

Owner's name and contact

Texas Department of Transportation
Warren Rose (512) 416-3003

Proposed personnel involved

- Joe Waterfield, PE, LEED AP, CEM, RCDD
- Ted Armstrong, RA, AIA
- Hal Lynch, RA
- Jeff Thomas, PE, CEM, CEA
- Ken Gau, PE, LEED AP
- Kristie Tiller, PE
- Denney Howard, PE, LEED GA
- Mason McIntire, PE
- Gaspar Garcia, PE
- Jon Jelinek, PE

Project relevance

- Multi-phase project
- Aggressive schedule management
- Systems analysis
- Asset management software and database management
- Estimating

Project Highlights

- » Condition assessments & evaluations of more than 3,000 TxDOT facilities
- » 9.9 million SF facilities assessed in less than 6 months
- » MEP, architectural, exterior envelope, ADA accessibility, life safety
- » Development of 10-year Capital Improvement Plan



LAN has been providing services to the TxDOT Maintenance Division for more than a decade. For the last four years, we have provided statewide ADA assessments, facility condition assessments, and Arc Flash studies on more than 3,000 facilities. In addition, LAN collaborated with TxDOT in evaluating the information gained from these assessments and studies to develop the agencies project funding Capital Improvement Program (CIP) plan for the next 10 years.

Statewide Facilities Condition Assessment

With only six months to meet a legislative budgeting deadline, TxDOT called on LAN to complete a comprehensive evaluation of more than 3,480 structures across the state. Our ability to quickly mobilize and expertly staff this critical project allowed us to successfully perform a comprehensive conditions assessment of the TxDOT facilities across the 254 counties in the state in almost half the originally budgeted time.

The primary focus of this effort was a system-level assessment of the facilities to provide TxDOT with a method to rank and prioritize facility and site renovation or replacement. TxDOT required an objective means to evaluate, rank, and budget the replacement of its aging buildings and site infrastructure. TxDOT's inventories of facilities total over 9.9 million SF for 3,000+ structures at 347 locations across the state. LAN's five, three-person teams were dispatched to visit each site and assess the architectural elements, mechanical, electrical and plumbing (MEP) elements and site infrastructure elements.

TxDOT presented LAN's Team with a time challenge of completing the system-level assessment in six months— almost half the time normally budgeted. Weekly site schedules were presented to TxDOT at least two weeks in advance and our crews were able to coordinate their weekly sites visits with the TxDOT local point of contact. This critical coordination effort benefits both TxDOT and LAN. The LAN teams were able to efficiently manage their schedules and avoid delays due to lack of site access with this effort.

Currently, our team collaborates with the Department planning their \$800 million, 10-year master plan for statewide facilities. TxDOT continues to consult with LAN thanks to our responsiveness, expertise, and history of service providing the resources and solutions that meet their wide range of needs.



Sysco Freshpoint Facility Renovation

– Orlando, Florida

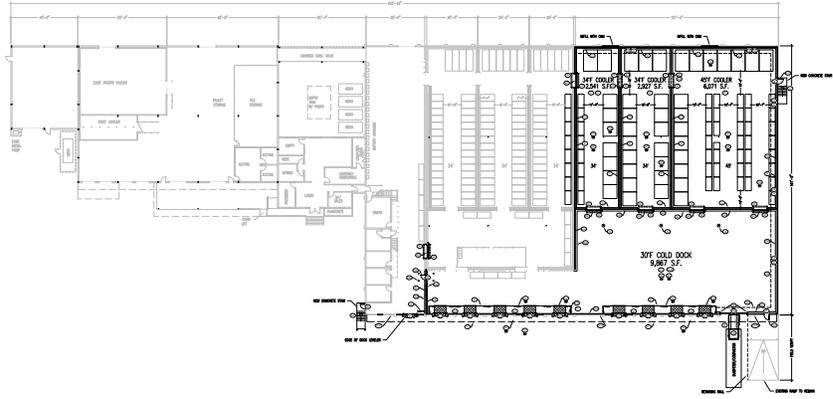
Owner's name and contact

Proposed personnel involved

- Joe Waterfield, PE, LEED AP, CEM, RCDD
- Jeff Thomas, PE, CEM, CEA
- RA McNutt, PE
- Gaspar Garcia, PE
- Mason McIntire, PE
- Kristie Tiller, PE, LEED AP
- Jennifer Savage, PE
- Jon Jelinek, PE
- Ken Gau, PE, LEED AP
- Ashish Patel, PE
- Daphne Floran-Melendez, AIA, NCARB, LEED AP BD+C

Project relevance

- Alternative delivery (Design-Build)
- Replacement of heating/cooling generating systems
- Replacement of hot/chilled distribution systems
- Replacement of HVAC systems
- Replacement of primary electrical distribution systems
- Replacement of generator and emergency electrical power distribution system



The SYSCO Freshpoint project is an expansion of a 250,000 SF produce processing and distribution center. The site is designed to accommodate anticipated future expansions. LAN and LEO A DALY's scope of work includes architecture, structural engineering, MEP engineering, and construction-phase services. The renovated facility will include the following:

- Renovation and expansion of 29,580 SF of cooler, cold dock, and additional dock offices and ancillary spaces
- Relocation and renovation of 24,540 SF of produce cuts sanitary production areas, employee welfare areas, material handling equipment battery charging areas, maintenance areas, and other ancillary spaces
- 130,000 SF parking lot for employees and trucks including a new elevated guard house for site security
- 55,520 SF of new cooler consisting of multiple temperature zones, banana rooms, cold dock and dock offices
- An additional secondary electrical service provided for the newly constructed and renovated areas
- A new central ammonia refrigeration system to provide cooling for the cooler and production areas
- A new Reyco food waste system will be installed for production cuts waste
- Renovations to remediate the Loadmaster roofing system on the existing building



Fort Bend County Jail Admin. Building & Grand Hall Renovations

– Rosenberg, Texas

Owner’s name and contact

Fort Bend County
James Knight (281) 238-3095

Proposed personnel involved

- Joe Waterfield, PE, LEED AP, CEM, RCDD
- Jeff Thomas, PE, CEM, CEA
- Ken Gau, PE, LEED AP
- Jennifer Savage, PE
- Jon Jelinek, PE

Project relevance

- Interior renovations/ build-out
- Heating/cooling generating systems study
- Generator and emergency electrical power distribution systems
- Replacement of HVAC systems, air distribution systems, and controls
- Primary electrical distribution systems
- Foundation design/repairs



40 buildings

LAN has provided services for 40 County-owned buildings, including libraries, administration buildings, criminal justice buildings, and more.

LAN has provided engineering and design services for Fort Bend County since 2010. Projects have ranged from assessments and studies to full-service design and new construction, including:

- County-wide Energy Audits
- Repurposing/Re-programmed Sheriff’s Office
- Design of Administration & Operations Building
- Design of County Transit Center & Maintenance Facility
- Emergency Power Systems Study
- CHP Plant Feasibility Study
- Jane Long Annex HVAC Renovation

Grand Hall Study & Design

LAN repurposed 3000 SF of existing space in the County sheriff’s office. The space was re-programmed into office and conference rooms to meet the needs of the expanding sheriff’s department. LAN provided MEP engineering to ensure the spaces were appropriately supplied with power, data, telecommunications, security, and HVAC systems.

County Jail Emergency Power Systems Study

The County jail administration buildings are used as a muster point for services during emergency events. The jail had insufficient emergency power systems required to remain operational during a prolonged utility outage. LAN conducted a review of the emergency power systems and performed a feasibility study to add a natural gas fired CHP plant to power the jail and surrounding County facilities. The CHP plant was intended to provide electrical power to the majority of the buildings on the 40 acre campus surrounding the jail, as well as the Richmond wastewater treatment plant located near the jail.

Port of Galveston Cruise Terminal 2 Expansion – Galveston, Texas

Owner's name and contact

Peter Simons
409.766.6127

Proposed personnel involved

- Joe Waterfield, PE, LEED AP, CEM, RCDD
- Jeff Thomas, PE, CEM, CEA
- Ken Gau, PE, LEED AP
- Jennifer Savage, PE
- Jon Jelinek, PE

Project relevance

- Alternative delivery (Design-Build)
- Foundation design/repairs
- Interior renovations
- Heating/cooling generating systems study
- Design of HVAC systems, air distribution systems, and controls
- Primary electrical distribution systems
- Roofing design
- Multi-phase project
- Bid/ construction-phase services

60,000 SF

expansion including foundation
system design and MEP design.



The Port of Galveston has served as a hub for the cruise industry since the early 1990's and ranks as one of the busiest cruise ports in the US, handling more than a million passengers each year. In order to accommodate a larger class of cruise ships, the Port of Galveston recognized the need to expand Cruise Terminal 2. The main building is founded on a timber-pile-supported mat slab abandoned in place following the implosion and demolition of an existing grain silo originally constructed in the early 1930's.

LAN was a member of the design-build team responsible for the expansion of the cruise terminal building. The project includes the addition of a two-story, 60,000 SF building connected to the existing building and a two-story, 5,000 SF connector bridge. LAN provided structural, mechanical, electrical, plumbing, and limited civil-site design. Cruise-related operations in the new building include seating for 2,500 passengers, security screening, check-in, and boarding.

The project also included remodeling and renovation of the current terminal to expand areas for disembarkation and luggage processing and screening. Due to the site being identified as a flood hazard area, the project also incorporated design considerations that enable the Port of Galveston to better withstand natural and man-made disasters, reduce disaster losses, and protect life and property from future disaster damages.



5.3.3.1.1.4. Safety Team;

5.3.3.1.1.4.1. Provide the name and job title who will oversee the safety program along with a description of the safety program.

Ziggy Garcia, Corporate Safety Director

Teal Construction is 100% committed to safety and continually exceeds industry standards. Safety is a priority for our company and we focus on maintaining a safe environment for our employees, subcontractors, owners, and the general public. For each project Teal is involved in we build a site specific safety plan as well as require our subcontractors to do the same. Our Corporate Safety Manager inspects our jobsite monthly to ensure all employees and subcontractors are following OSHA standards. Our Superintendent's inspect their jobsites daily and review JSA's with subcontractor. Both Teal employees use a Safety App, iAuditor, to record the safety inspections to provide our team with monthly updates and if there are any safety trends on our jobsites that need to be discussed. When there are unique safety requirements on our projects, we utilize a third party training team to come in and train both our personnel and subcontractor's team.

Through creative training and education programs, we provide our employees and subcontractors with the tools, knowledge and resources they need to increase safety, reduce risk and improve loss control on every project we manage. Our safety training for our employees is done bi-monthly with a corporate meeting and a training meeting dedicated to both safety and industry methods.

Maintaining a good safety record is beneficial for both the client and contractor. A good safety record results in lower overhead cost in terms of insurance premiums, increases project and worker efficiency, and a successful project for all involved.

Teal Construction values our safety program and strives to exceed industry standards. We take an active role in industry safety programs and certifications, which proves our dedication to ensuring the highest level of safety on all of our projects. Each of our operations team members partake in monthly safety training and are OSHA 30 certified.

CRITICAL SUCCESS FACTORS

- Site Specific Safety Plans*
- OSHA 10-hour & 30-hour training for site and office management*
- Leading Edge Safety Strategies*
- Core Values*
- Personal Commitment to Safety*
- Industry leader and partner in safety innovation*
- Third Party Auditing System*
- Strict subcontractor adherence & training*
- Award winning track record*

Goal on all jobs = ZERO ACCIDENTS

We have also been a recipient of ABC's STEP award since 2008 and have reached Platinum Level every year since 2009.

OSHA DIAMOND LEVEL RECIPIENT 2017



5.3.3.1.1.4.2. Provide the company's workers' compensation experience modification rate (EMR) for the last five years on the insurance broker's letterhead.



BOWEN, MICLETTE & BRITT
INSURANCE AGENCY, LLC
 1111 NORTH LOOP WEST, SUITE 400
 P.O. BOX 922022
 HOUSTON, TX 77292-2022
 (713)880-7100
 (713)880-7166

January 25, 2018

RE: Teal Construction Company, Inc.
 Workers Compensation
 Experience Modification Ratings

To Whom It May Concern:

The NCCI promulgated Experience Modification Rating history for Teal Construction Company, Inc. is as follows:

02/15/2018	0.75
02/15/2017	0.88
02/15/2016	0.84
02/15/2015	0.94
11/01/2014	0.95

If you should have any questions, please call me at 713-802-6163.

Thank you,

Laura Pearson

Laura Pearson, CIC
 Account Manager

Insurance / Bond / Risk Management
www.bmbinc.com

5.3.3.1.1.5. Quality Assurance/Quality Control Team;

5.3.3.1.1.5.1. Provide the name and job title of the person in the organization who oversees the quality assurance program.

Teal: During Preconstruction, Jennifer King, Director of Preconstruction
 During Construction, the assigned Project Manager(s) and Assistant Project Manager(s)

LAN: Phil Meaders, PE is LAN’s Corporate Quality Director. LAN’s Facilities Business Group’s Quality Assurance Manager is Jon Jelinek, PE.

5.3.3.1.1.5.2. Vendor shall describe its quality assurance program, quality requirements and means of measurement. TFC reserves the right to require a copy of the Quality Control Manual and Quality Assurance Processes, which, if contracted, will become a contract document.

QUALITY PROGRAM PURPOSE AND METHODOLOGY

LAN’s Quality Program is comprised of planned and systematic actions taken to ensure any structure, system, or component of a project meets the established requirements and standards. We take a holistic approach to quality– understanding that quality is not limited to the initial cost, appearance, and technical correctness of the project; but also to the ease of construction, maintenance, and operation; and overall measurable improvement across our organization. For these reasons, our Quality Program does not treat QA/QC as a single activity within a process; instead, we treat quality as two distinct processes: quality control and quality assurance. Appropriately, our overall program includes a separate Corporate QA manual and Corporate QC manual outlining our practices and approach to each.

Our Program defines the corporate policy and operating principles on quality and defines the actions necessary to ensure quality plans and checklists are being monitored and improved. The program also establishes guidelines for how we assign quality assurance accountability within our team and requires the implementation of the procedures and guidelines that form the basis for our Quality Program methodology.

We understand that ensuring the quality of our product is not a single QA/QC activity that occurs only at milestones; it occurs every day, from the beginning, by all team members.

Our overall Quality Program is guided by the three major principals outlined below: Client Focus, Processes and Measurement, and Continuous Improvement.

1 Early and Continuous Client Focus

The primary focus of our quality plans is to meet our clients’ requirements and align our projects with their overall goals. We begin by developing project-specific QC plans for our projects. These plans concentrate on the goods and services that impact deliverables to our clients and thus the quality of our product. We continue to measure and monitor client satisfaction throughout the project and make adjustments as necessary.

2 Defined Processes & Means of Measurement

Our quality plans contain interrelated processes through all stages of the project, from initiation to closeout, and define roles and responsibilities at all levels of our organization, from the project team level to corporate level. Our program also includes defined means to measure these requirements, and specific QA/QC procedures to ensure standards are being met.

3 Continuous Improvement

LAN’s focus on quality does not just end at project completion; we maintain a continuous focus on ongoing improvement throughout our organization. Our QA program defines specific personnel and processes to proactively monitor, analyze, and evaluate overall performance and implement improvements. All employees at every level are trained and encouraged to apply these methodologies.

Benefits to TFC

- Increased client confidence through early definition of measurable project standards
- Sustained success through all phases through active communication
- Increased opportunity make adjustments or early corrective actions

- Consistent and predictable outcomes
- Efficient resource utilization by reducing redundancy
- Enhanced ability to define deficiencies and implement corrective actions

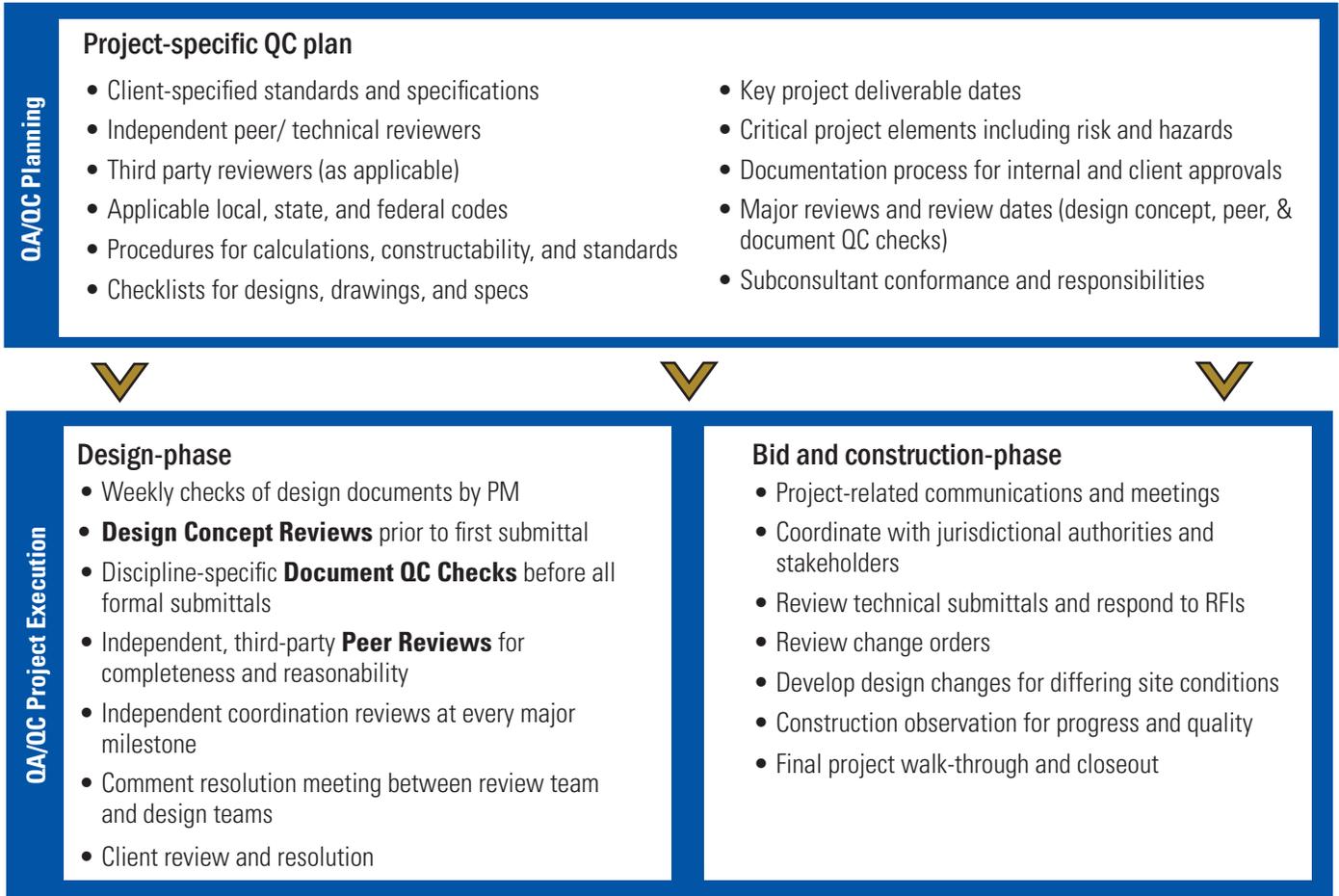
- Ability to improve process performance through root-cause investigation and corrective actions
- Enhanced focus on innovation and ability to recognize opportunities and potential risks
- Focus on both incremental and overall system improvements

KEY PROJECT QUALITY PRACTICES

From inception, our Project Manager will develop a project-specific quality control plan for approval by the Quality Assurance Manager. The plan (outlined below in Figure 5) identifies all quality-related activities in a single document and clarifies the quality team organization and work flow for the project. The plan will be included as part of the Project Execution Plan that is distributed to every team member at the internal kickoff meeting. The plan outlines LAN's time-tested quality control process, guidelines and standards to follow, and identifies the key review milestones and associated dates associated.

All compliance efforts are measured against this QC plan, which results in more accurate schedule projections and cost estimates and fewer change orders during construction.

Additionally, as a full-service firm, our Quality Program includes QA/QC procedures for all project phases, from concept and design through construction. We use our own discipline-specific, registered design and construction professionals to perform QA and QC at each project phase. A summary of quality-related functions during these phases is outlined below.



QUALITY REQUIREMENTS AND MEANS OF MEASUREMENT

Quality control is an ongoing process of developing and implementing verification procedures that identify and correct work product deficiencies. As such, LAN has standard quality requirements and associated means of measurement outlined in our Corporate Quality Plans, including:

- Continuous participation from all levels of our organization
- Development of and adherence to project-specific quality plans
- Standard corporate QA/QC forms used at all project phases
- Discipline-specific QC reviews at major project milestones
- Standard checklists used to verify quality conformance & completeness
- Standard processes for comment resolution & non-conformance
- Documentation of basic criteria & assumptions during detailed design
- QA audits and lessons learned activities for continuous improvement

QUALITY REVIEWS AND AUDITS

As described below, LAN requires both QC reviews of outgoing project deliverables and audits of our quality processes during our projects. Our multi-staged review process ultimately results in early identification of design concerns and opportunity for timely resolution prior to document reviews with TFC and continuous improvement through all of our projects.

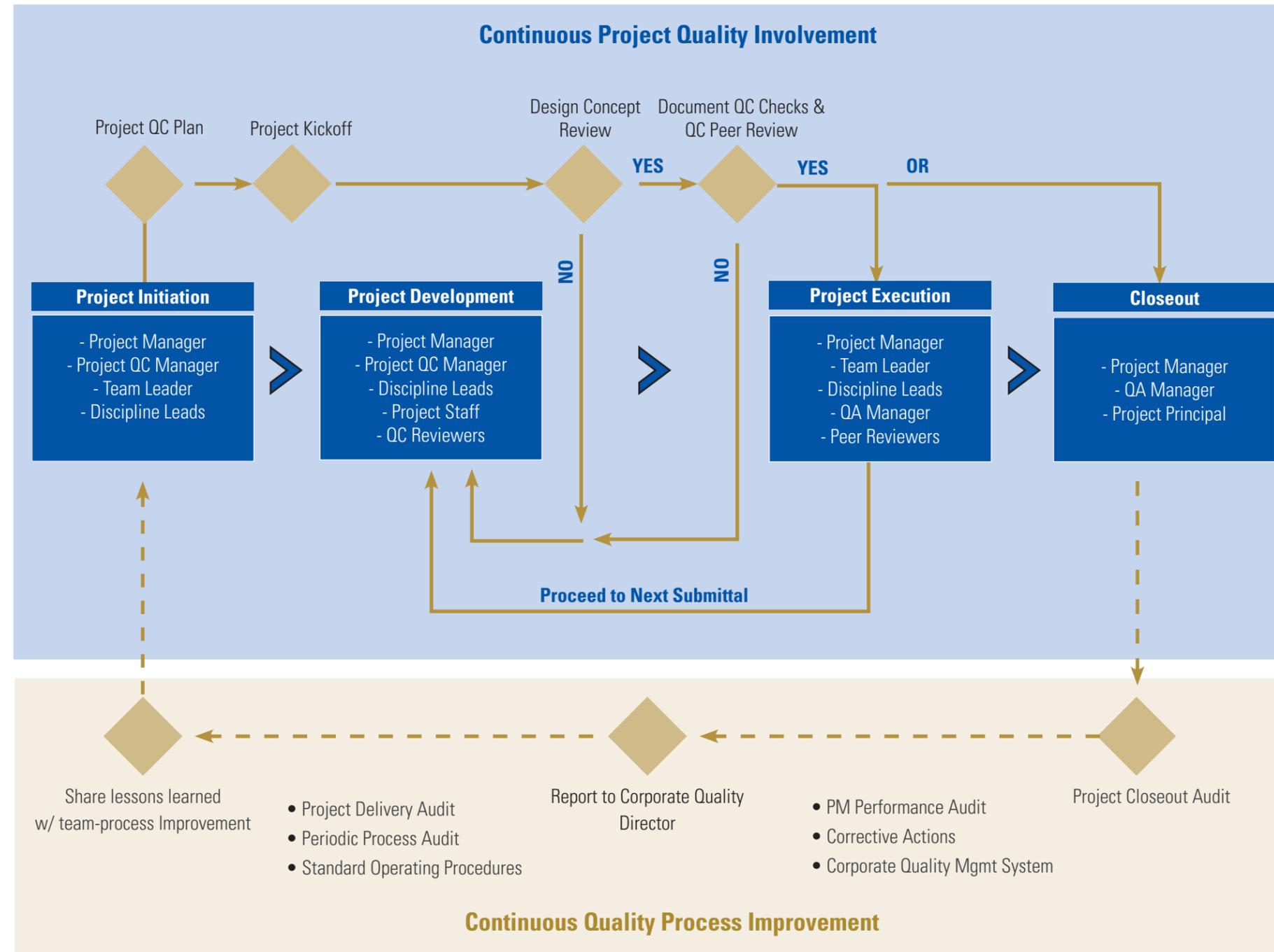
DETAILED CHECKLISTS/ FORMS

As detailed on the following page, each major stage of our projects contain QA/QC requirements and each requirement has a standard form or checklist associated with it as a means of measurement. As part of the project-specific quality control plan, the Project Manager will use and modify these checklists and forms specific to each project. Checklists/ forms contain all project quality requirements to guide project personnel in document development and then during QC reviews.

The flow chart on the following page shows each major project phase and LAN's associated quality requirements for that phase. Each requirement has a standard form/ checklist used as a means to measure these requirements.



5.3.3.1.1.5.3 Process Flow Chart



	Requirement	Means of Measurement
Project Initiation	Project Management Plan	Developed by Project Manager and approved by Business Group Director and Project Principal.
	Project Quality Control Plan	Developed by Project Manager and approved by Quality Control Manager, Quality Assurance Manager, and Team Leader.
	Project Work Plans	Developed by Project Manager and discipline leads and approved by Project Principal. Use Project Set-up Checklist .
Project Execution	Execute Quality Control Plan	Compliance monitored by project manager and project quality control manager on quality management system.
	Execute Project Management Plan	Compliance monitored by Project Manager and Team Leader.
	Design Concept Reviews	Conducted prior to first deliverable to review design solutions; comments documented on DCR conference form.
	QC Peer Review	Third-party peer or outside consultant review; includes reports and raw data which design is based reviewed for reasonability.
	Document QC Checks	Periodic reviews by discipline-specific leads (third-party) at all submittals. Reviewers use LAN's QC Elements Checklist when reviewing and comments are tracked in Comment Resolution Log .
	Client Review	Comment matrix review and resolution with client.
	Subcontractor Management Plan	Project Manager and Team Leader develop & monitor subcontractor management plan.
Closeout	Project Closeout Meeting	Pre-final check to confirm completion of scope of work & acceptance of final deliverables.
	Project Closeout Audit	Conducted to ensure project has been properly finalized and prepared for archive; may include client feedback via survey or interview.
	Final Audit Report to Corporate Quality Director	Client feedback compiled in report provided to corporate quality director. Improvement measures developed and provided to Project Manager, project team, and quality control team.
	Lessons Learned and Process Improvement Meeting	Best practices & lessons learned shared with team.

PRECONSTRUCTION

A meaningful quality program must begin with a clear definition of objectives. From the RFQ, contract negotiations and OAC preconstruction kick-off meeting we layout the rules for the game. These rules will define how the design will be programmed, software/technology needs, owner requirements, schedule, budget, and critical components to the project. By identifying all of these items at the beginning we are able to build a work plan with quality and control checks throughout the preconstruction phase of the project. Teal and consultants will build a preconstruction schedule to identify milestone dates for each design marker, estimates provided, and any other major date. With each release of drawings, we will provide CSI division estimates, constructability reviews, discipline coordination, and variance reports from the previous release. Each of our design disciplines will do their own in-house review for coordination as well as our team meeting to do a group review. Our commitment is to achieve an error-free project that matches the scope, timeline, and does not exceed the project budget.

CONSTRUCTION

Quality Assurance is the means by which Teal Construction ensures that the construction, including that of subcontractors and suppliers, complies with the requirements of the contract. The Quality Control Program shall be adequate to cover all construction operations, including both onsite and off-site activities, and shall be coordinated with quality control measures that include monitoring of source materials and field work to ensure conformance with the required standard of quality established in the contract documents. Teal’s superintendent and the subcontractors’ superintendents will be onsite at all times during the work and have the authority to effectively resolve any quality control issues that may arise, including stopping the work.



SPECIFICATION AND SUBMITTAL REVIEW

All of our projects start with a Preconstruction Meeting where the Estimator, Project Executive, Project Manager, and Superintendent go over all aspects of the project including plans, specifications, Owner contract, subcontractor proposals, and schedule individual scopes of work. All aspects are presented to transfer the project to our construction management team. After the preconstruction meeting our Project Manager will build the submittal log based on when the materials need to be onsite. Submittals are reviewed by both Project Manager and Superintendent for compliance with plans and specifications. When material is delivered to the site our Superintendent will confirm compliance with the approved submittals.



PRE INSTALLATION INSPECTION

Prior to the start of each separate definable segment of work or prior to the start of work a coordination meeting is held between our superintendent, supervisory and quality control representatives for all appropriate subcontractors. The purpose of the meeting is to ensure there are no misunderstandings regarding the quality and the technical requirements of the contract.



INITIAL INSPECTION

Upon completion of particular scope of work Teal’s superintendent and the subcontractor’s superintendent will meet to review the adequacy of the work accomplished. Once approved, the representative sample will become the baseline of quality by which ongoing work is compared for quality and acceptability. To the maximum extent, approved representative samples of work shall remain visible until all scopes of work in the appropriate category are complete. During this inspection, all issues with non-compliant work will be resolved. The initial inspection should be repeated for each subcontractor that works on-site or at any time acceptable, specified quality standards are not being met.



FOLLOW-UP INSPECTION

Daily checks are performed to assure continuing compliance with contract requirements, including control testing, until completion of the particular scope of work. Final follow-up checks are conducted and all deficiencies corrected prior to the start of additional scopes of work that may be affected by the deficient work. The contractor will not build upon or conceal deficient work. Deficient work will be clearly explained on the daily report under items of concern and noted on the items of concern/punch list.



FINAL ACCEPTANCE INSPECTION

After we have completed all items on the punch list generated by Teal Construction, we will request a final acceptance inspection on a definite date. A notice will be sent to the Owner to establish this date and time.



Rarely does it happen on projects, however, if a continued pattern of nonconforming work is done by a subcontractor then Teal would take measures to terminate the contract and replace the subcontractor.

5.3.3.1.1.5.3. Provide process flow charts on how quality is maintained and achieved.

Process flow charts can be found on the next several pages.

THIRD PARTY CONSULTANTS

Teal has third party concrete, building envelope, and MEP specialists that assist during the submittal and shop drawing process to ensure our subcontractors are providing the current and highest industry means and methods to have a turnkey product that the whole team will be happy to occupy and display. The specialists have site visits during construction to assist our Superintendent and Project team on quality control and assurance allowing Teal to be proactive with any obstacles that may happen during construction.

Henry Hermis, ACI, Inc, will review all details and plans concerning the building envelope. During construction, Henry will review the mock up and installation to confirm it meets the contract documents. Woody Vogt, Paradigm, works with our team on reviewing concrete design and provides years of experience on lesson learned on saw joints, expansion joints, and all concrete related topics. Woody will review the site and paving concrete layout to mitigate any issues that could happen during construction. He will make site visits as needed.

THIRD PARTY CONSULTANTS Contact Name	Company	Scope of Work
Henry Hermis	ACI, Inc	Building Envelope
Woody Vogt	Paradigm	Concrete, Geotechnical
Denis Nolan & CJ Barnes	Infinity Systems	Mechanical

5.3.3.1.1.5.4. Respondent shall describe the firm’s policy regarding establishing quality control processes similar to ISO 9000 and other in-place controls for adherence to budget, quality, safety and schedule.

LAN’s Quality Program is an integral part to our project execution strategy on every project from inception to completion and similarly follows many of the principles and processes of ISO 9001 Quality Management Systems.

CONTINUOUS IMPROVEMENT

To facilitate the continuous improvement of our Quality Program and ultimately ensure adherence to project budgets, quality, safety, and schedule, our Corporate Quality Director and quality committee perform various audits. The audits are used to identify root causes of non-conformities and improvements needed in LAN’s project management and quality-related approaches and processes. The quality committee is responsible for implementing these improvements into our company-wide Quality Program requirements and train all employees on such improvements in approaches and processes in our annual refresher course. Audits include the following:

Please refer to the Quality Assurance Process Flow Chart to see how our quality assurance and continuous improvement processes work within major project delivery phases.

- » Project delivery audit
- » Periodic process audit
- » Project closeout audit
- » Business group quality assurance manual audits
- » Project management performance audits



Quality Control & Assurance General	Document Control	Subcontractor Performance	Subcontractor Invoices & Contracts	Jobsite Deliveries	Field Reporting	Weekly Update Reporting	General Quality Audits	Inspections & Testing	Punchlist & Project Closeout
✓ Primary									
★ Input to Primary									
Teal Construction - Project Executive	-	-	★	-	★	-	★	-	-
Teal Construction - Project Manager	★	★	✓	★	★	★	✓	★	✓
Teal Construction - Asst. Project Manager	✓	★	★	★	✓	★	★	★	✓
Teal Construction - Superintendents	★	✓	★	✓	✓	✓	✓	✓	✓
Teal Construction - Project Coordinator	★	-	✓	★	-	-	-	-	-
Teal Construction - Safety Manager	-	★	-	-	★	-	★	-	-

If an Asst. Project Manager is not assigned to the project, the Project Manager assumes those primary responsibilities.

Quality Control Construction	Produce Agenda Construction Kick-off (CKO) Meeting	CKO Attendance	CKO Meeting Minutes Compile & Distribute	Produce Agenda for Sub Precon Meetings	Sub Precon Meetings Attendance	Sub Precon Meetings Minutes Compile & Distribute	Pre-installation Quality Audit	Progress Installation Quality Audit	Quality Resolution Meeting, if req'd.	Final Installation Quality Audit
✓ Primary										
★ Input to Primary										
Teal Construction - Project Executive	-	-	-	-	-	-	-	-	-	-
Teal Construction - Project Manager	★	✓	★	★	✓	★	★	★	★	★
Teal Construction - Asst. Project Manager	✓	✓	✓	★	✓	✓	★	★	★	★
Teal Construction - Superintendents	★	✓	★	✓	✓	★	✓	✓	✓	✓
Teal Construction - Project Coordinator	-	-	-	-	-	-	-	-	-	-
Teal Construction - Safety Manager	-	★	-	-	★	-	-	-	-	-

Notifications - All Reports

All reports are sent to subcontractors with a Timberline Memorandum which is tracked through Timberline Reports with distribution number and who it was distributed to. This report is reviewed by APM with the Project Manager. All reports will be uploaded to Projectmates for APSI and Owner review.

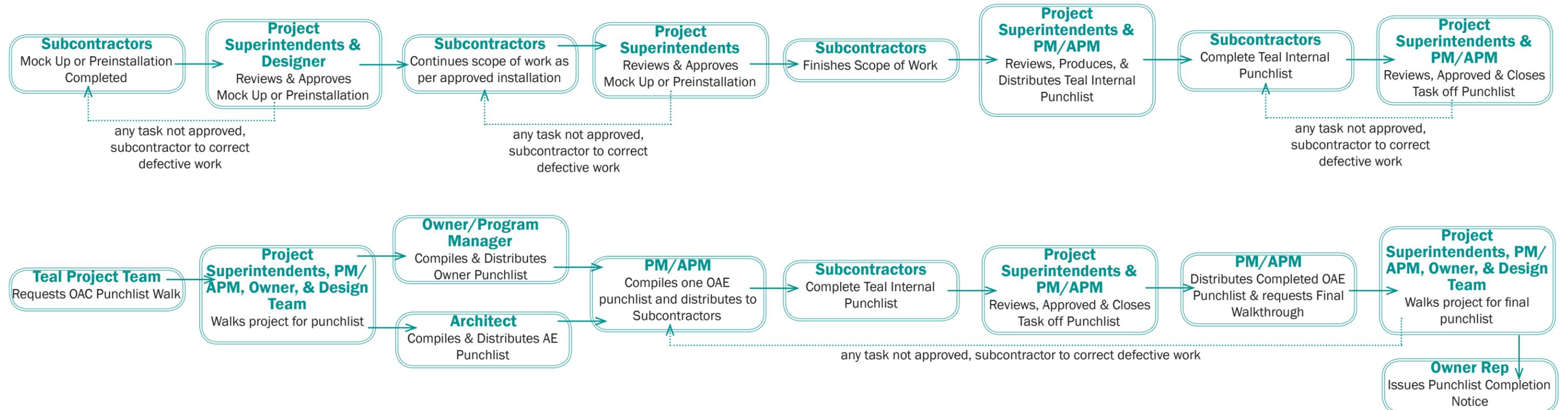
Notification of Inspection

All notifications for inspection will be sent out through Microsoft Outlook invite 72hours prior to the inspection by Project Superintendents, APM, or PM to all required participants. 24hours prior to inspection any changes will be made. If the inspection is through the EHJ, the inspection is called by the Project Superintendent or respective subcontractor as per EHJ requirements.

Inspection Schedule

The inspection schedule will be reviewed at each OAC meeting to inform progress and when the inspection is going to be done.

STANDARD WORK FLOW - QUALITY CONTROL CONSTRUCTION



SUBMITTALS & MATERIALS AND EQUIPMENT DELIVERY

Identification and Tracking

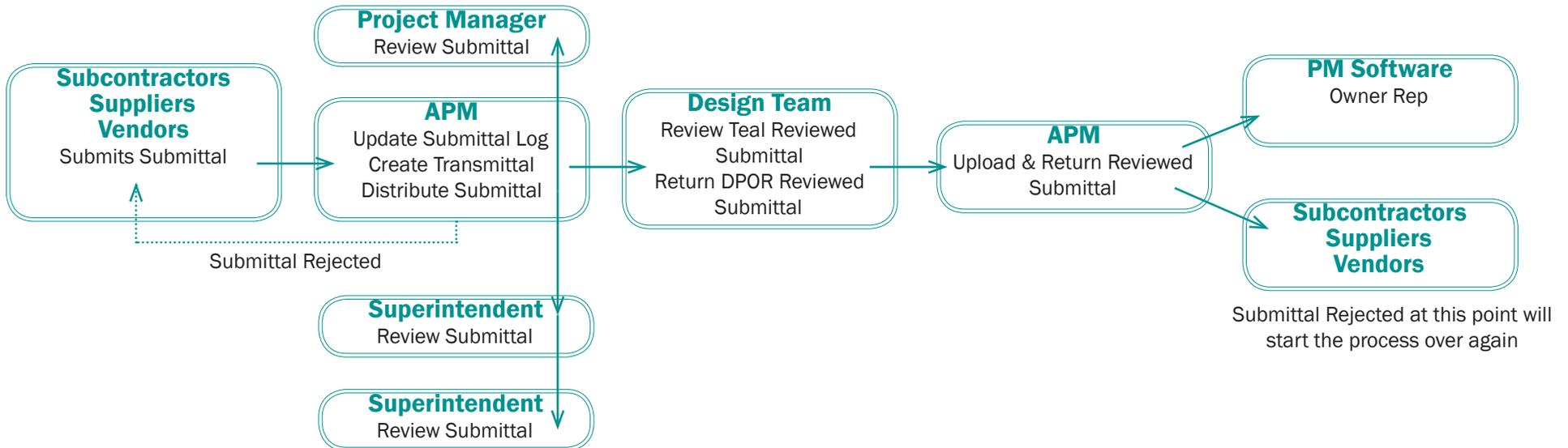
- ✓ Primary
- ★ Input to Primary

Submittals

	Produce Material and Equipment Tracking Matrix	Produce Maintain Submittal Schedule	Review & Submit Submittal	Upload to Projectmates	Review & Approve Submittal
Teal Construction - Project Executive	-	-	-	-	-
Teal Construction - Project Manager	★	★	✓	✓	✓
Teal Construction - Asst. Project Manager	✓	✓	✓	✓	✓
Teal Construction - Superintendents	★	★	✓	★	✓
Teal Construction - Project Coordinator	-	-	-	-	-
Teal Construction - Safety Manager	-	-	-	-	-

Submittals are required to be turned in by subcontractor (7) days after an executed contract is issued. Our Assistant Project Manager builds a submittal log based on the project specifications and distributes it to all subcontractors to ensure that we receive all submittals required by the project. Any long lead item submittal are reviewed first by the Assistant Project Manager and Superintendent then uploaded to the CMPS system for design team review. The submittal log is updated prior to all monthly meetings.

STANDARD WORK FLOW



*There may be times that the 'input to primary' may start the workflow after receipt of submittal from subcontractor, supplier, or vendor

RFIS AND ISSUES

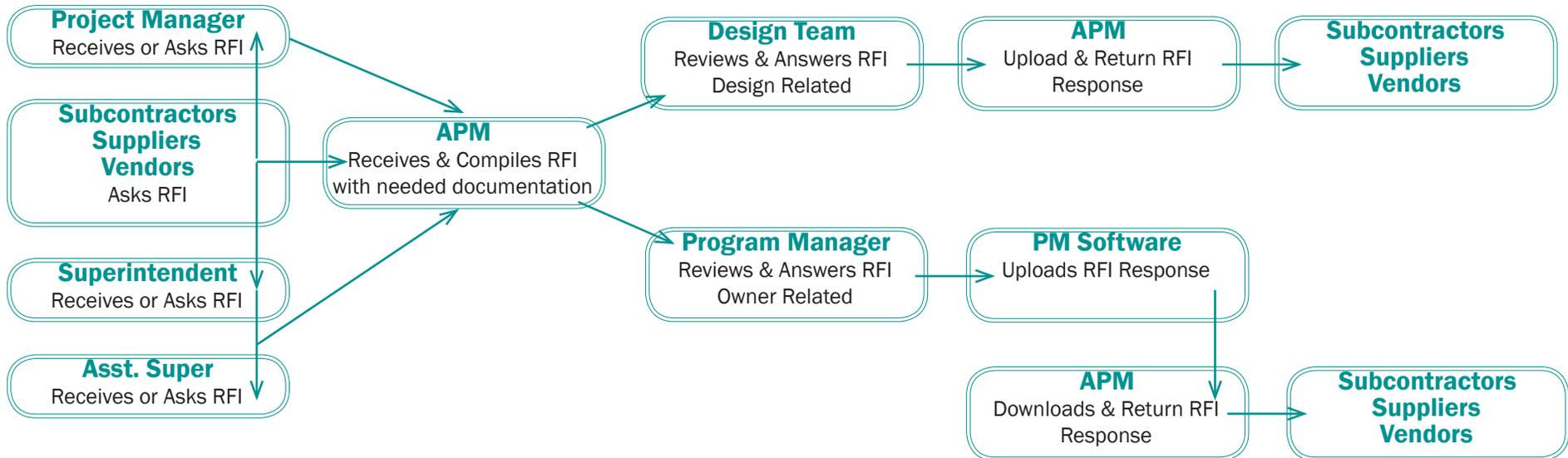
Tracking

- ✓ Primary
- ★ Input to Primary

Request for Information	Submit RFI	Review RFI (Design Related)	Review RFI (Owner Related)	Provide Information for RFI or other response (Design Related)	Provide Information for RFI or other response (Owner Related)	Upload to Projectmates
Teal Construction - Project Executive	★	-	-	-	-	-
Teal Construction - Project Manager	✓	-	-	-	-	★
Teal Construction - Asst. Project Manager	✓	-	-	-	-	✓
Teal Construction - Superintendents	✓	-	-	-	-	-
Teal Construction - Project Coordinator	★	-	-	-	-	★
Teal Construction - Safety Manager	-	-	-	-	-	-

When RFI's are send to our project team, we first see if we have the information to answer the question. If not, then we send it to our design team and Owner typically with a resolution or recommendation. The proactive approach results in faster responses and more options for the Owner. If applicable, we will give tentative schedule delay and any cost estimates. RFIs are logged and updated prior to all monthly meetings to be reviewed.

STANDARD WORK FLOW



*There may be times that the 'input to primary' may start the workflow after receipt of RFI from subcontractor, supplier, or vendor

CLOSE OUT
O&M Manuals

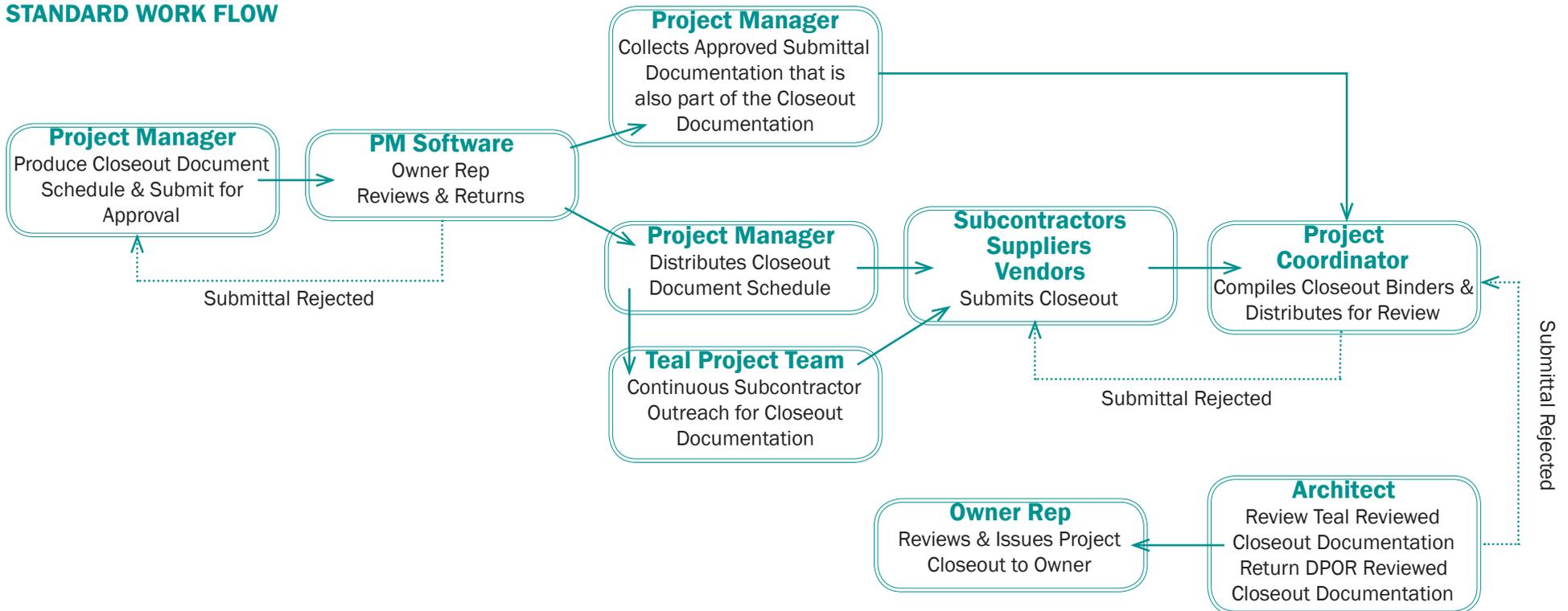
Project Closeout

	Produce Maintain Closeout Schedule	Subcontractor Closeout Outreach	Compile Closeout Documentation	Review Closeout Documentation and Return	Submit Closeout Documentation to Projectmates	Approve Closeout Documentation
Teal Construction - Project Executive	-	-	-	-	-	-
Teal Construction - Project Manager	✓	★	★	-	★	-
Teal Construction - Asst. Project Manager	✓	★	✓	-	★	-
Teal Construction - Superintendents	-	★	-	-	-	-
Teal Construction - Project Coordinator	★	✓	✓	-	✓	-
Teal Construction - Safety Manager	-	-	-	-	-	-

Teal Construction has a dedicated Close Out Coordinator that works with the project team from the distribution of subcontracts to the final pay application. Our coordinator will utilize a close-out log that is sent to each subcontractor to ensure all documents arrive to Teal prior to substantial completion. We make an effort to close every project within 30 days of substantial completion.

Teal has distributed the documents in multiple ways including hard copies, CD's, and uploading the client's website. We will work with the Client and deliver the documents which makes the use convenient for the end user to access.

STANDARD WORK FLOW

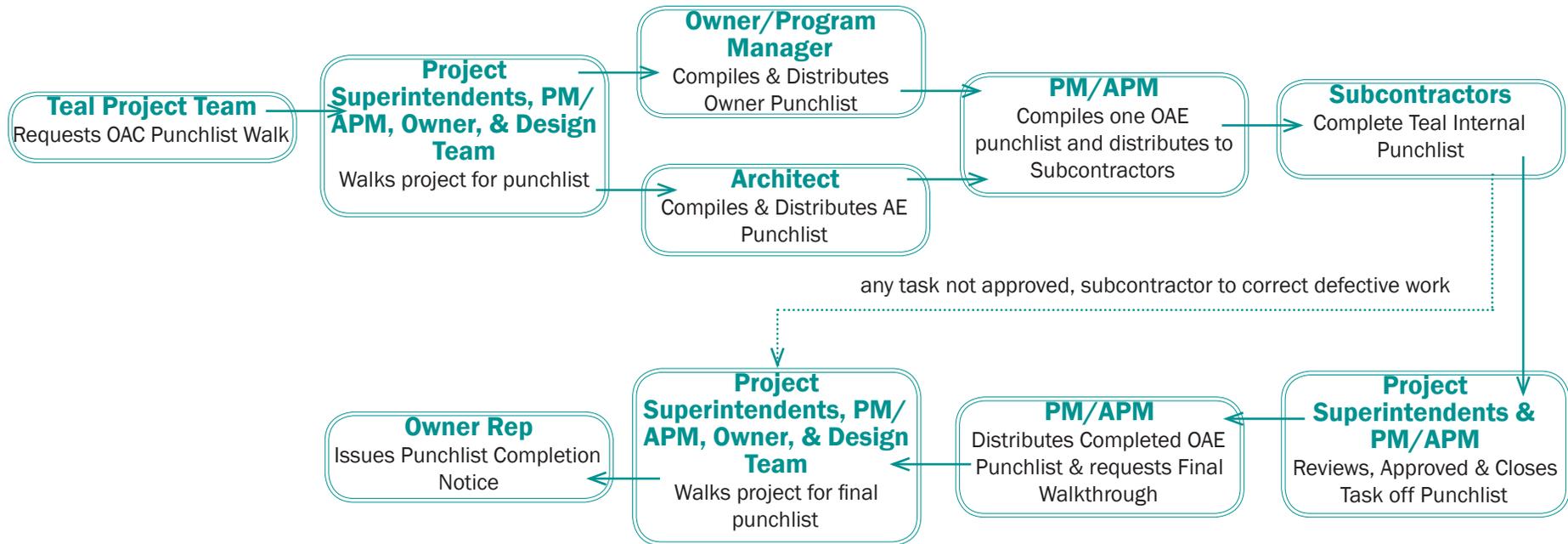


Training and Punch List

Teal's Superintendent will schedule training with the Owner, Manufacturer, Subcontractor, and any other representative needed prior to punchlist being completed. The APM will provide sign in sheet and if required, will video the training for the team. All training notes will be provided to the Owner as part of the Close Out documents.

After the Teal internal Punchlist is completed, we will ask for a meeting with Owner and Design Team to walk the project to build the OAC punchlist. Once compiled and distributed by the design team, Teal will have an onsite meeting with subcontractors to review outstanding punch list items to be completed. Our Superintendent will work with the subcontractors to get the punchlist done in a timely manner and report back to the team when the punchlist has been completed.

STANDARD WORK FLOW



5.3.3.1.1.6. Cost Controls, Scheduling, and Budgeting Team;

5.3.3.1.1.6.1. Provide the name and job title of the person(s) overseeing and maintaining budgets and schedules.

The Project Manager for the respective regions will oversee and maintain budgets and schedules.

5.3.3.1.1.6.2. Describe processing and techniques that will be employed to maintain budgets, schedules, and identify and problem solve issues proactively.

The Design Build Delivery Method is preferred by Teal Construction. With over seventy percent of our project portfolio, Teal Construction possess the needed knowledge and experience in the Design Build Delivery Method. This method is a highly successful way to identify and maintain a budget while accomplishing an expedited schedule. This approach takes much of the burden off the project owner, allowing them to focus on “running their business” rather than coordinating between the designer and contractor. Our working relationship, our understanding and availability of materials in the region, our sensitivity to budget restraints, our ability to creatively find solutions to conflicts and our experience working for the TFC, provides us with a rock solid team for this project.

A successful design build is fully integrated. From the beginning of the design process our team will seek advice and counsel from our consultants and subcontractors alike. Subcontractor input is crucial to maintaining budgets as design professionals focus on technical data, not price. Their input allows the team to make conscious choices from the early stages so that we can ensure all dollars are properly allocated. As the design process progresses we will communicate with our team regularly, updating backgrounds, issuing new data, verifying progress and coordination of the entire package. During detail design we will conduct team meetings to coordinate and review plans to track design and construction budget.

During the construction phase our team will review and make necessary notes to shop drawing prior to sending packages to the consultants for their review and when submittals are returned our team will revise any comments back from consultant to assure compliance with design intent and accuracy with construction documents. Additionally, we require that consultants be present at construction meetings to resolve with our team any conflict that might have arisen. Keeping consultants well informed at all stages of the design process provides us with a proven method that integrates all of the design team’s skills into one coherent and successful project.

Our estimating approach starts with understanding the particular vision TFC has for each of the DPS projects. It is imperative that we provide reliable budgets throughout the design phase of the project to ensure we can manage the budget throughout the construction phase. A successful project must be built upon solid estimating and budget development. It is Teal’s responsibility as your design-builder to provide TFC and our consultant team with dependable budget information. Our estimating procedures are designed to ensure that the project will be successfully completed within the parameters of the TFC’s scope, and all construction-related expenditures will be thoroughly reviewed and documented.

Each of Teal’s estimates will build upon the previous one in a repetitive process that continues through the preconstruction phase. As a result, successive estimates will provide TFC and the project stakeholders with detailed and accurate information, in which the team can utilize to make numerous informed project decisions. Our estimating process is open book. Teal’s goal is to achieve an optimal balance between the desired program, functional requirements and fiscal realities for TFC

Teal Construction utilizes Sage Timberline and Timberscan as cost tracking systems. A budget is set up in Timberline to allow for subcontracts to be written and dispersed. Once subcontractors begin to invoice on the project, the invoices are imported into Timberscan and coded to the line item on the budget in Timberline. There is a check and balance system to assure that data entry, invoice validity, and contract budgets are correct. The invoices are sent through a preestablished chain that allows the Project Coordinator to determine the coding and contract value is correct and the Project Manager to confirm that the invoice amount coincides with the work performed on site.

Timberline can provide an infinite amount of reports tracking the costs from the present to forecasting for completion. We can provide TFC with Cost-to-Date Report, Cost-to-Complete Report, and Committed Cost Report. Internally these reports are run on a monthly basis to forecast our work in progress and make sure that buy-out is complete.

SCHEDULE

The ability to work as a team starts at the beginning of the project when the project team clearly defines



the goals for the project. When building the goals the team has to have a full understand of the client's vision for the project and all outcomes and expectations that are present for the project. During this time we will establish a preconstruction and construction schedule to use throughout the project duration. Each schedule will be updated monthly to ensure that all team members are meeting our deadlines. All of the ground work that we (Teal Construction, Owner, and Design Team) have laid to keep a transparent and cohesive process in the preconstruction phase, will greatly benefit the construction phase by eliminating any questions of the communication lines and construction outcomes.

SCHEDULE SOFTWARE

Teal Construction implements Microsoft Project Critical Path and/or Primavera software for project scheduling and tracking. It is designed to assist project managers in developing plans, assigning resources to tasks, tracking progress, managing budgets and analyzing workloads. The application creates critical path schedules that can be resource leveled, and chains are visualized in a Gantt chart. This incorporates all phases of work, contractors and owner's, necessary for the client to obtain the intended facilities within the required time. The CPM schedule will be used during both preconstruction and construction phases and distributed monthly and/or at each phase of preconstruction.

Preconstruction methods of reaching project timeline goals included determining if the project will need early release packages. The typical packages include structural steel, mechanical equipment, and site work. As we develop our baseline schedule we will work with the team to establish if and what early release packages are necessary.

During Construction, Teal will provide two week look ahead to the subcontractors and project team that will be built from the baseline schedule. The two week look ahead puts construction into more detail and ensuring proper communication between all vested parties. These schedules will be updated weekly and distributed.

Teal Construction has a vested interest in the cohesion of all collaborating members of the team. With this philosophy in mind, we approach all Design Build projects with the careful consideration of how we create the strongest relationship possible between the owner, design team and Teal Construction. We actively seek out collaboration among all team members in order to achieve a greater benefit from the team's combined expertise than that which could be realized from each individual's separate input.

Our Superintendent and Project Manager will hold weekly subcontractor meetings to go over schedules and performance. At the meeting, Teal will discuss overall construction schedule, two-week look ahead schedule, status of material delivery, safety toolbox topic, and facilitate conversations between subcontractors to ensure there are limited to no conflicts during construction.

5.3.3.1.1.7. Person responsible for systems testing, configuration, and commissioning.

LAN and sub-consultants

5.3.3.1.1.7.1. Describe the processes and techniques that will be used to develop a comprehensive plan for systems testing, configuration, and commissioning, and preparing and submitting reports.

Prompt commissioning is important to prevent delays and demonstrate the accuracy of the construction process at close-out. Documentation of systems and work in place is a process that begins at the beginning of the construction process and is not left until the end of the job. A close out logs are produced to send out to each subcontractor to ensure all close out documents are being complied from the beginning of the project including all testing, activation, and training to provide a functional building to the end-user.

COMPLIANCE TO THE SCOPE OF WORK

This starts with full review of the subcontractors proposal to determine the full scope of work is included in their estimate. Post-bid interviews help vet any discrepancies between the construction documents and proposal.

SUBMITTAL REVIEW

Our Project Team thoroughly reviews all submittals that are required for the project. Submittal review is crucial in Mechanical & Electrical systems to ensure the product that will be installed onsite is the product intended and will collaborate with all other systems in the building.

Material Delivery Checklist - The material that is delivered to the subcontractor and to site will be inspected for quality and that the product number delivered is the same as what was approved in the

submittal review.

PRE-FUNCTION TEST

A pre-function test checklist puts more detail into the use of the equipment which is used mainly for commissioning. The details include areas equipment is serving, delivery dates, installation, start up, controls hook-up (if required), and the date that they are ready to be tested.

Intermediate Inspections - These are done the regulatory agent on the project as they systems are being put together and to evaluate that all systems are installed as per code.

FUNCTIONAL PERFORMANCE TEST

With the documentation gathered from the contract documents and pre-function test checklist a test is run on the equipment to see if the equipment is running correctly. If the equipment does not pass the test then the commissioning agent gives the subcontractor the ability to correct any issues prior to retest.

FINAL INSPECTIONS

These are done the regulatory agent on the project as they systems are complete and to evaluate that all systems are installed as per code.

All of the above quality control measures are recorded and kept onsite, copies are sent to the project team. In the preconstruction phase of the project we collaborate with the design team and commissioning agent to create a project specific measuring system and designate any particular forms or systems that need to be used during construction. These documents and systems are then made part of our subcontractor agreement.

Prior to a subcontractor finishes their scope of work, Our Superintendent will schedule system testing, activation, and training with the management team and end users.

LAN, along with our parent company Leo A Daly, provides a full spectrum of commissioning services—from performance testing through Owner occupancy and training—to help our clients achieve their operations, maintenance, sustainability, and safety goals. We provide evaluations of new and existing mechanical and electrical building systems to ensure proper installation and performance. Our experience allows us to provide recommendations for system modification or upgrades through high-performance design. Our portfolio includes LEED certified projects, new construction, retro commissioning, specific equipment commissioning, and commissioning services in concert with energy audits for both private healthcare and governmental projects.

The LAN commissioning team operates as the owner's advocate throughout the design process, first working with the owner to understand and document the project's requirements and then performing design reviews to ensure those requirements are reflected in the design solutions. The LAN team also looks from possible conflicts related to system testing and maintenance.

During construction, LAN commissioning team continues to ensure the owner's requirements are obtained. The team works closely with contractors to integrate commissioning activities into the complete construction schedule to allow appropriate time for these activities, such as site inspections, inspection of equipment upon delivery and installation, start-up procedures and integrated functional performance testing.

During functional performance testing, LAN's commissioning team verifies the performance of the facility's based on detailed test procedures developed by LAN and determines the most efficient equipment settings based on the performance during the functional testing.

LAN prepares extensive documentation on systems, including benchmarks for energy use and equipment efficiencies, seasonal operational issues, start up and shutdown procedures, diagnostic tools and guidelines for energy accounting. This process is performed in conjunction with the training of the

COMMISSIONING SERVICES

- *LEED Commissioning*
- *Fundamental Building Systems Commissioning*
- *Enhanced Commissioning*
- *Retro-Commissioning*
- *Re-Commissioning*
- *Total Building Commissioning*
- *LEED Certification and Sustainable Design*
- *Energy Modeling*
- *Cost Estimating and Analysis*
- *Construction Contract Administration*
- *Commissioning Project Management*



owner's personnel and the completion of the construction. During the first year of occupancy, the LAN commissioning team continues to meet with the owner, facility managers and operational staff to refine equipment use, undertake any warranted repairs and gather recommendations for improving building performance.

LAN COMMISSIONING EXPERIENCE

Having partnered with numerous public and private clients nationwide, our commissioning team provides HAS a proven client-centered process, spanning from predesign planning to post-construction. Our experience allows us to bring a complete set of functional tests as well as being able to integrate HAS specific requirements into the FPT's. Some of our Texas commissioning clients include:

- General Services Administration Commissioning & Retro-Commissioning (7 buildings)
- Fort Hood New Operations Building Commissioning
- Scottish Rite Hospital Commissioning
- Children's Medical Center Critical Care Facility Commissioning
- Children's Medical Center Retro-Commissioning, Tower D
- Dallas City Hall, UPS and Generator Commissioning Services

TEAL COMMISSIONING EXPERIENCE

- City of Houston Bracewell Library
- City of Houston Belle Sherman Kendall Library & Community Center
- City of Houston Oak Forest Library
- Houston Community College Acres Homes Campus
- Houston Community College Felix Fraga S.T.E.M. Campus

5.3.3.1.2. Provide a resume for all identified Team Members. Resumes should be no longer than 1 page and should include the following information:

5.3.3.1.2.1. Description of the individual's proposed Project role;

5.3.3.1.2.2. Identification of employer and number of years employed by the firm;

5.3.3.1.2.3. Educational background, professional licenses, and/or certifications;

5.3.3.1.2.4. Experience relevant to their proposed role on the Project and how their past performance on previous projects will benefit this Project; and

5.3.3.1.2.5. Based on the information available to the DBF, proposed percentage of time that the DBF intends to assign this individual to the Project.

Please find all resumes for the required team members beginning next page.



PRECONSTRUCTION



Jennifer King PRECONSTRUCTION DIRECTOR

EDUCATION

University of Houston
Master of Architecture
Sam Houston State University
Bachelor in Industrial
Technology Design

Ms. Jennifer King brings years of experience from both the architectural and general contractor world. She is responsible for project estimating, pre-construction planning and bid submittals.

Her responsibilities include overseeing construction management and services and provide direction for pre-construction and construction management activities in the company, providing technical and administrative direction to insure owner objectives are met. Develops methods and procedures for the efficient handling of project transfer to operations.

EMPLOYMENT

Teal Construction Company
2014 - present
Jamail & Smith Construction
2012 - 2014
Architecture Studio 88
Project Manager
2011 - 2012

Provide advice, guidance and direction to carry out major plans and procedures. Coordinate with outside professionals relating to contract legal and insurance issues and risk management.

Implement and manage programs for construction work. This includes systems for contracting professionals and coordinating the cost control and design management.

REFERENCES

Kleve Smith
Houston Community College
281-725-0838

Greg Ritenour
Freese & Nichols
832-456-4742

Jeannette Dicorcia
PGAL
713-622-1444

PROJECT HIGHLIGHTS

- Doggett Heavy Machinery | Lufkin, TX
- Doggett Heavy Machinery | Longview, TX
- Doggett Ford | Houston, TX
- Hondo Jail & Annex Buildings | Hondo, TX
- Houston Community College NE Acres Homes Campus | Houston, TX
- San Antonio Water Systems | San Antonio, TX
- Classic Ford | Galveston, TX
- Galveston College Vocational Training Center | Galveston, TX
- Houston Community College SE Workforce & Garage Corrosion Lab | Houston, TX
- Port of Galveston Terminal Walkway & Garage | Galveston, TX
- Texas Parks & Wildlife, Galveston State Park Restrooms | Houston, TX
- City of Seabrook Utility and Municipal Court Building | Seabrook, TX
- Memorial Hermann Medical Plaza Level 15 OR 3&4 | Houston, TX
- Best Care Laboratory Expansion | Webster, TX
- Pulse Imaging | Webster, TX
- Classic Chevrolet Image Upgrade | Houston, TX
- BMW Vehicle Processing Center | Galveston, TX
- Kaneka Texas Corporation | Houston, TX



PRECONSTRUCTION



Dave Ogden CHIEF ESTIMATOR

EDUCATION

Bachelor of Science in Building Construction
Texas A&M University

ORGANIZATIONS

Design Build Institute of America
US Green Building Council

REFERENCES

Bob Caswell
Miscellaneous Specialties
284.351.1177

George Duty
Duty Construction
713.523.1601

Mike Mehan
Alliance Steel
405-745-7500

Tim Reilly
TE Reilly
713.895.7119

Mr. Dave Ogden has over 30 years of commercial construction estimating experience and is responsible for project estimating and bid submittals. Mr. Ogden enhances the project team with a keen accuracy and a seasoned familiarity of all trades and materials required for construction estimating.

He is able to quickly analyze, interpret and compare detailed and often inadequately defined information. He has strong math and analytical skills, as well as an eye for detail.

As estimator Mr. Ogden solicits pricing from subcontractors, calculates appropriate material quantities and provides possible value engineering options. He analyzes all subcontractor bids, coordinates and compiles all information to formulate the final bid estimate.

PROJECT HIGHLIGHTS

- Medina County Jail and Annex | Medina, Texas
- Bastrop County Fire Station | Bastrop, Texas
- Harris County Fire Station No. 44 | Houston, Texas
- City of Houston Fire Station No. 55 | Houston, Texas
- Montgomery County Fire Station No. 2 | Montgomery, Texas
- Willowfork Fire Station | Houston, Texas
- Klein Fire Station No. 8 | Houston, Texas
- Cedar Park Fire Station | Cedar Park, Texas
- San Marcos Fire Station | San Marcos, Texas
- Southeast Volunteer Fire Station No. 1 | Houston, Texas
- Conroe Fire Station No. 4 | Conroe, Texas
- HB Toney Memorial Fire Station No. 4 | Huntsville, Texas
- The Woodlands Fire Station No. 7 | The Woodlands, Texas
- The Woodlands Fire Station No. 8 | The Woodlands, Texas
- Montgomery County Hospital District No. 1 | New Caney, TX
- Montgomery County Hospital District No. 31 | Splendora, TX
- Montgomery County Fire Station No. 2 | North Main Administration Building - City of Houston | Houston, TX



PRECONSTRUCTION



Mike Pettus CONSTRUCTABILITY

EDUCATIONS

Texas A&M University
 Bachelor of Science
 Civil Construction Technology

SPECIALIZED TRAINING

First Aid and CPR Certified
 30 hr OSHA Certified
 SWPPP Certified

EMPLOYMENT HISTORY

Teal Construction
 2012 - present
 DE Harvey
 2010 - 2012
 Tuscan Builders
 2005 - 2010
 Vaughn Construction
 2000 - 2005

REFERENCES

Jeanette DiCorcia
 PGAL
 713.622.1444

Greg Ritenour
 Freese & Nichols, Inc
 832.456.4742

Ted Haag
 City of Houston
 832.393.8069

Mr. Mike Pettus brings over 30 years of construction experience to the project team and has transitioned from the construction side to the preconstruction. All CM and Design Build projects that Teal contracts Mike reviews for constructability. He assists on developing details and helping subcontractors with questions during bidding. Mike will review all disciplines and ensure that they are corresponding with each other. Mike will review the project progress during construction to assist the superintendents with any questions.

Mike's background is in the public sector working for educational, healthcare, and governmental entities. He has successfully completed ground up facility as well as difficult healthcare retrofits. These experiences help the preconstruction and design team develop plans and understand what the solution should be.

PROJECT HIGHLIGHTS

- Magnolia ISD Conference Center | Magnolia, TX
- Fort Bend ISD - Ferndell Henry Center | Houston, TX
- Fort Bend ISD - Scanlan Oaks Elementary School | Rosharon, TX
- Fort Bend ISD - Heritage Rose Elementary School | Houston, TX
- Houston Community College NE Acres Homes | Houston, TX
- BARC Adoption Center | Houston, TX
- City of Houston North Administration Building | Houston, TX
- Frost Bank | Houston, TX
- Finnegan Chevrolet | Rosenberg, TX
- Pickens Academic Tower | Houston, TX
- Baylor- Jewish Building Office Renovation | Houston, TX
- MD Anderson Cancer Center Renovation | Houston, TX
- Endoscopy Center Suite Renovation | Houston, TX
- Cherry Park Office Building | Houston, TX
- Pyramid Manufacturing | Houston, TX
- The Methodist Hospital Flood Control Phase I | Houston, TX
- The Methodist Hospital Radiology Renovation | Houston, TX
- The Methodist Hospital Service Elevators | Houston, TX
- Baylor College of Medicine Lab Renovation | Houston, TX
- The Methodist Hospital Endovascular Wing | Houston, TX
- Memorial Surgical Center | Houston, TX



REGION 1 & 2



Jason Hogue PROJECT EXECUTIVE

EDUCATION

Bachelor of Science in
Construction Management
Sam Houston State University

Mr. Jason Hogue has more than 10 years experience in the commercial construction industry leading, managing, and coordinating projects.

SPECIALIZED TRAINING

30 HR OSHA
ABC's Leadership Forum
First Aid & CPR

His responsibilities include overseeing the overall construction process for the project, providing technical and administrative direction to insure Owner objectives are met. Develops methods and procedures for the efficient handling of project transfer to operations.

EMPLOYMENT HISTORY

Teal Construction
2016 - current
DE Harvey
2007 - 2016

Provide advice, guidance and direction to carry out major plans and procedures. Coordinate with outside professionals relating to contract legal and insurance issues and risk management.

REFERENCES

Gensler Architects
Brad Shuck
713.844.000

Wylie Consulting Engineers
Ben Wylie
713.781.2526

Bob Suttles
FMC Technologies
281.591.4061

PROJECT HIGHLIGHTS

Montgomery County Fire Station
#2 | Houston, TX

Harris County Fire Station
#44 | Houston, TX

City of Houston Fire Station
#55 | Houston, TX

Fort Bend County Sheriff's Office
Administrative Building | Richmond, TX

New Bethel Baptist Church | Houston, TX

Greater Mount Zion Church
Expansion | Brazoria, TX

Brazosport Fellowship Church
Expansion | Lake Jackson, TX

Clear Creek ISD - Brookside
Intermediate | Houston, TX

Clear Creek ISD - League City
Intermediate | Houston, TX

Clear Creek ISD - Space Center
Intermediate | Houston, TX

Fort Bend ISD - Cornerstone
Elementary | Houston, TX

Fort Bend ISD - Schiff
Elementary | Houston, TX

Fort Bend ISD - Scanlan Oaks
Elementary | Houston, TX

Fort Bend ISD - Holley
Elementary | Houston, TX

Fort Bend ISD - Heritage Rose
Elementary | Houston, TX

Fort Bend ISD - Ferndell Henry
Center | Houston, TX

Helfman Maserati Sugar Land | Houston,
TX

Luce Bayou Maintenance
Facility | Magnolia, TX



L&N

REGION 1 & 2

REGION 4,5,6



Michael Morale PROJECT MANAGER

EDUCATION

Bachelor of Science in
Construction Engineering
University of Southern
Mississippi
Master Electrician
LEED AP BD&C

Mr. Michael Morale has 10 years experience in the commercial construction industry leading, managing, and coordinating projects.

Mr. Morale coordinates and conducts client and consultant meetings, schedules weekly budgetary and progress meetings, prepares subcontract agreements, change orders, and project schedules. He maintains budget requirements through close scrutiny of general conditions and supplies ordered, approves product submittals, negotiates and awards contracts, and produces schedule of values and pay requests. Michael is also responsible for project estimating, project budgeting and allocation of future funds.

EMPLOYMENT

Teal Construction
2018 - Present
Warwick Construction
2017-2018
CRC Construction Services
2010-2017
M&M Electrical Services
1996-2010

Michael promotes a work environment of open communication and team synergy while delegating and implementing company policy and procedures using skills in diplomacy and communication to ensure a successful project on time and within budgets.

REFERENCES

Robert Baillargeon
(281) 914-7880
HTX Concrete

Scott Harmon
(281) 924-6311
Aldine ISD

Dan Waldrop
(713) 818-4326
Lockwood, Andrews &
Newman, Inc.

PROJECT HIGHLIGHTS

Doggett Heavy Machinery | Lufkin, TX
Doggett Heavy Machinery | Longview, TX
Aldine ISD Eisenhower High School
Renovations | Houston, TX
Houston Community College Felix Fraga
S.T.E.M. Building | Houston, TX
Rayburn Elementary | Dallas, TX
Bowie Elementary | Dallas, TX
City of Houston Fire Station No.
55 | Houston, TX
Doggett Heavy Machinery | Lufkin, TX
Doggett Heavy Machinery | Longview, TX
Fort Bend County Sheriff;s
Administration Building | Richmond, TX
Grand Boutique Hotel | New Orleans, LA
Hertz Rental Car - Phoenix Sky Harbor
Airport | Phoenix, AZ

REGION 1 & 2



Mark Rast SENIOR PROJECT MANAGER

CERTIFICATIONS

OSHA 30 Hour

Mark Rast brings decades of experience to the project team. He has experience in all facets of construction and is a proven leader and manager. Mark will act as a team liaison between the office & site.

EMPLOYMENT

- Teal Construction
2018 - current
- Burrow Global Services
Sr. Project Manager
2013 - 2018
- Miner-Dederick Construction
Sr. Project Manager
2004-2013
- Control Air
Project Manager
2002-2004
- Southern Mechanical
Field Supervisor
1997-2002

Hi responsibilities include handling contracts, cost allocations, and overseeing the preparation of subcontracts. He will be the client go to for all project needs and be on-site as needed. Mark will also provide advice, guidance and direction to carry out major plans and procedures.

Mr. Rast promotes a work environment of open communication and team synergy while delegating and implementing company policy and procedures using skills in diplomacy and communication to ensure a successful project on time and within budgets

REFERENCES

- Raj Ramlal
Lyondell
832.679.8805

- Timothy Richard
Gilbane Company
832.267.5439

- Steve Gautreau
Excel USA
832.270.2876

PROJECT HIGHLIGHTS

- CCISD Brookside Intermediate Additions/Renovations | Houston, TX
- CCISD Space Center Intermediate Additions/Renovations | Houston, TX
- CCISD League City Intermediate Additions/Renovations | Houston, TX
- City of Houston Fire Station No. 55 | Houston, TX
- Ineos Preconstruction | Houston, TX
- Montgomery County Fire Station No. 2 | Montgomery, TX
- HISD Austin High School Renovation | Houston, TX
- MISD Manvel High School | Manvel, TX
- LCISD Lamar Consolidated Junior High School | Richmond, TX
- LCISD Lamar Consolidated High School | Richmond, TX
- Northwest Bus Maintenance | Houston, TX
- HCC Stafford Learning Hub | Stafford, TX
- PAISD Austin Middle School | Port Arthur, TX
- PAISD Tyrrell Elementary School | Port Arthur, TX
- HISD Black Middle School | Houston, TX
- Rice University South Central Plant | Houston, TX
- Greenway Commons | Houston, TX
- Nalco Campus Renovation | Sugar Land, TX



REGION 1 & 2

REGION 4,5,6



Harrison Cardiff ASSISTANT PROJECT MANAGER

EDUCATION

Bachelor of Science
Construction Management
Sam Houston State University

Mr. Cardiff is skilled in all aspects of the construction industry including new construction and remodeling. For this project, he will serve as Assistant Project Manager.

SPECIALIZED TRAINING

OSHA 30 hour certified

Harrison will assist in the coordination of meetings, preparation subcontract agreements, change orders, and project schedules. He will review shop drawings, submittals, material selection, and quality checks. Jacob will coordinate with all team members as well as manage the CPMS program for the project.

EMPLOYMENT HISTORY

Teal Construction
2018 - present
Brasfield & Gorrie
2017-2018
Christensen Building Group
2017

He is very effective in dealing with subcontractors and adapts well to a variety of work environments.

REFERENCES

Dustin Carr
Christensen Building Group
832-748-0200

Jody Schibi
Texas Dirt Works
713-725-3952

Mike Hayes
Brasfield & Gorrie
214-7624-5500

PROJECT HIGHLIGHTS

Doggett Heavy Machinery | Lufkin, TX
Doggett Heavy Machinery | Longview, TX
Aldine ISD Eisenhower High School
Renovations | Houston, TX
Fort Bend County Sheriffs Admin
Facility | Fort Bend, TX
Frac-Sand Trans-Loading
Facility | Carlsbad, NM
Renaissance Hotel | Plano, TX



L&N

REGION 1 & 2



Jacob Mansfield ASSISTANT PROJECT MANAGER

EDUCATION

Texas A&M University
 Bachelor of Science in
 Construction, Minor in
 Business Administration

Mr. Mansfield has over 5 years of construction experience and is skilled in all aspects of the construction industry including new construction and remodeling. For this project, he will serve as Assistant Project Manager.

EMPLOYMENT

Teal Construction
 2017 - present
 Twin Peaks Ranch
 Ranch Foreman
 2014/2015/2016 Summer
 Pitts Construction
 Carpenter's Assistant
 2014 Summer
 R Culbertson Construction
 2011 Summer

Jacob will assist in the coordination of meetings, preparation subcontract agreements, change orders, and project schedules. He will review shop drawings, submittals, material selection, and quality checks. Jacob will coordinate with all team members as well as manage the CPMS program for the project.

He is very effective in dealing with subcontractors and adapts well to a variety of work environments.

REFERENCES

Ricardo Martinez
 Martinez Architects
 281.346.7371

Jeff Smith
 Helfman Maserati Alfa Romeo
 Fiat of Sugar Land
 281.274.7205

Tammy Smith
 Wulfe & Co.
 713.621.1700

PROJECT HIGHLIGHTS

Bayou City Fellowship | Houston, TX

City of Houston Fire Station No. 55 | Houston, TX

Charles Schwab Shell Building | Houston, TX

Clute Fire Station | Clute, TX

Montgomery County Fire Station No. 2 | Conroe, TX

Little York Fire Administration Building | Houston, TX

Frost Bank North Shore | Houston, TX

Frost Bank | Pasadena, TX

Frost Bank | The Woodlands, TX

Frost Bank East Downtown | Houston, TX

Frost Bank | Spring, TX

HCC Acres Homes Academic Campus | Houston, TX

Bayou City Fellowship | Houston, TX

Helfman Maserati Alfa Romeo of Sugar Land | Sugar Land, TX

Subaru of Clear Lake | Clear Lake, TX



L&N

REGION 1 & 2



Joe Garcia PROJECT SUPERINTENDENT | FIELD MANAGER

CERTIFICATIONS

10 hr OSHA Certified
 First Aid and CPR Certified

EMPLOYMENT

Teal Construction
 2001 - present
 Weir Enterprises
 1990-2000

REFERENCES

Richard Allen
 Classic Chrysler Jeep Dodge
 940.498.9800

Bill Auffenberg
 Westside Chevrolet
 281.392.3200

Bill Pye, AIA
 CDI-Douglass-Pye
 713.783.5900

Mr. Garcia is a Superintendent for Teal Construction and is on site full-time on the projects he is assigned to. He directs all construction related activities, and coordinate subcontractor and material suppliers' scheduling.

Mr. Garcia brings years of experience in the construction industry. He has strong knowledge of structural steel, structural concrete and metal buildings. Well versed in pre-construction planning, organizational and problem solving on site and creating solutions. He pays close attention to quality control on all his projects as well as overseeing safety on his site and the associated skilled workers. Always maintaining open communication with the project team and to deliver a completed facility on time and within budget.

On each project, he establishes a strong leadership position, while maintaining a good rapport with the subcontractors. He is skilled in all aspects of the construction industry and is particularly known for his thorough follow-up skills.

PROJECT HIGHLIGHTS

- Lithia Chevrolet | Midland, TX
- North Houston BMW | Houston, TX
- Luce Bayou | Dayton, TX
- Leif Johnson Ford | Buda, TX
- Mattress Firm | Edmond, OK
- Britain Chevrolet | Greenville, TX
- Lithia Chevrolet of Odessa | Odessa, TX
- Berg Motor Company - Image Upgrade
- Blencor Freezer Plant | Sealy, TX
- Penske Truck Leasing | Austin, TX
- TX Motors Ford-Body Shop | Ft. Worth, TX
- Paul Young Dodge | Laredo, TX
- Paul Young Chevrolet | Laredo, TX
- Vantage Lincoln Mercury | Matthews, NC
- Hazelwood Dodge | Humble, TX
- Parkway Chevrolet | Tomball, TX
- Westside Kia | Katy, TX
- Honda of Slidell | Slidell, LA
- Maxwell Chrysler | Austin, TX
- Clearlake Volkswagen | Houston, TX
- Wilson Fire Office Warehouse | Houston, TX
- West Houston Volkswagen | Houston, TX
- 24 Self-Serve Car Wash | Multiple Locations
- Bayway Lincoln Mercury | Houston, TX
- Bayway LM - Body Shop | Houston, TX



REGION 1 & 2

REGION 4,5,6



Wes Chapman PROJECT SUPERINTENDENT | FIELD MANAGER

CERTIFICATIONS

10 hr OSHA Certified
First Aid and CPR Certified

EMPLOYMENT

Teal Construction Company
2016 - present
Gilbane
2015 - 2016
Teal Construction Company
2012 - 2015
Miner Dederick
1996 - 2012

Mr. Chapman is a Superintendent for Teal Construction and is on site full-time on the projects he is assigned to. He directs all construction related activities, and coordinate subcontractor and material suppliers' scheduling.

Mr. Chapman brings over 30 years of experience in the construction industry. He has strong knowledge of structural steel, structural concrete and metal buildings. Well versed in pre-construction planning, organizational and problem solving on site and creating solutions. He pays close attention to quality control on all his projects as well as overseeing safety on his site and the associated skilled workers. Always maintaining open communication with the project team and to deliver a completed facility on time and within budget.

On each project, he establishes a strong leadership position, while maintaining a good rapport with the subcontractors. He is skilled in all aspects of the construction industry and is particularly known for his thorough follow-up skills.

REFERENCES

James Durden
Infinity Systems
713-859-3288

Robert Mayfield
Mayfield Electric
713-864-6336

PROJECT HIGHLIGHTS

Stinson Airport Traffic Control Tower | San Antonio, TX

San Antonio Water Systems - Precon | San Antonio, TX

Lady Bird Johnson High School | San Antonio, TX

Texas A&M New Athletic Facility | College Station, TX

Spring High School | Houston, TX

CE King High School | Houston, TX

Crosby High School | Crosby, TX

Lamar Consolidated High School | Rosenberg, TX

Clear Brook High School | League City, TX

Clear Creek High School | League City, TX

Memorial High School | Houston, TX

Katy High School | Houston, TX

Mayde Creek High School | Katy, TX

Cy-Fair High School | Houston, TX

Abraham Lincoln High School | Port Arthur, TX

TxDot Stinson Airport | San Antonio, TX

Carvana | Houston, TX

Carvana | San Antonio, TX

St. Luke's Twin Medical Tower | Houston, TX



REGION 1 & 2



Taylor Macon PROJECT SUPERINTENDENT | FIELD MANAGER

SPECIALIZED TRAINING

Montgomery College
 30 hr OSHA Certified
 Ahera Asbestos Training
 CPR Training

EMPLOYMENT HISTORY

Martin Harris Construction
 2009 - 2012
 State Construction
 2005 - 2009

REFERENCES

Bob Adams
 PDG Architects
 713.629.6100

Allan Hensley
 H4 Architects
 281.528.8584

Richard Rivas
 The Boeing Company
 713.206.2202

Mr. Taylor Macon has over 10 years of commercial construction experience specializing in renovations and additions. He will be on site full-time and will coordinate and supervise all site related activities. Taylor will be part-time during the preconstruction phase on constructability reviews and scope of work books.

Mr. Macon offers an excellent track record based on his ability to complete projects on time and within budget. His years of experience allow him to be very proactive and he has a keen understanding of critical milestones that can affect project schedule. He is a true team player that builds long-term relationships with the entire project team.

Additionally, he embraces the “team” attitude by working effectively with architects, engineers, contractors, inspectors, city officials while creating a good rapport with clients.

PROJECT HIGHLIGHTS

- Doggett Heavy Machinery | Lufkin, TX
- Doggett Heavy Machinery | Longview, TX
- Klein Fire Station | Spring, TX
- Bayou City Fellowship | Houston, TX
- Marshall Middle School (HISD) | Houston, TX
- Ashford Elementary School (HISD) | Houston, TX
- Turner Chevrolet | Crosby, TX
- DeMontrond Volkswagen | Houston, TX
- DeMontrond Volvo | Houston, TX
- DeMontrond Kia | Houston, TX
- Mainland Pain Center | Dickinson, TX
- Helfman Mitsubishi | Houston, TX
- Linda Vista Apartment | Houston, TX
- Reveille Ranch Maintenance Building | Bryan, TX
- Ravenwood Shopping Center | Huntsville, TX
- Best Buy | Waxahachie, TX
- Clear Lake Shopping Center | Huntsville, TX
- PetSmart | Tomball, TX
- Office Depot | Tomball, TX



REGION 1 & 2

REGION 4,5,6



Bill Schultz **QUALITY CONTROL SPECIALIST**

SPECIALIZED TRAINING

First Aid and CPR Certified
 30 hr OSHA Certified
 2007 NRCA (National Roofing Contractors Association International Roofing Expo

Mr. Schultz brings over 30 years of general building experience to the project team and has been with Teal since 1995. For approximately 7 years, he served Teal as Warranty Manager which required him to asses punch-lists and inspect each job at completion. This experience gives him the unique ability to truly understand the quality required on every project.

EMPLOYMENT HISTORY

Teal Construction
 Superintendent
 1995 - present

Mr. Schultz is particularly adept at interior finish work, MEP, waterproofing, and roofing. He spent many years supervising all interior trades including framing, sheetrock, decking, doors, windows, acoustical ceiling etc. Additionally, after performing literally thousands of pre-engineered metal building roof inspections, and attending several educational seminars, he is the “roof expert” - in our geographic location, that is an impressive title.

REFERENCES

Larry Jordan
 504-897-4005

Wayne Alderman
 Castles Design Group
 713-664-7974

Mike Bruce
 Bruce Plumbing
 713-869-9566

PROJECT HIGHLIGHTS

Aldine ISD Eisenhower Renovations | Houston, TX

Helfman Maserati Fiat Alfa Romeo Katy Freeway | Houston, TX

Helfman Maserati Fiat Alfa Romeo | Sugarland, TX

Katy Mills Mall Renovations | Katy, TX

Coca Cola Maintenance Contract | Houston, TX

Helfman Ford | Houston, TX

Galveston County Road & Bridge Building | Crystal Beach, TX

Helfman Dodge | Laredo, TX

Don Bohn Dealerships | Harvey & Metairie, LA

Hertz Rental | Harvey, LA

Honda of Slidell | Slidell, LA

Ft Bend Toyota | Richmond, TX

Signature Lincoln Mercury | Lafayette, LA

Plano Jaguar | Plano, TX

McKinney Toyota | McKinney, TX

Rich Ford | Albuquerque, NM

Chase Bank | Richmond, TX

Mattress Firm, Bella Terra | Houston, TX

Babies R Us | Multiple Locations

Clear Channel Outdoor | Houston, TX

Peir 1 | Multiple Locations

Toys R Us | Multiple Locations



Teal

REGION 3



Michael Miller DIRECTOR OF SOUTH TEXAS OPERATIONS

EDUCATION

Construction Estimating Institute
 Blinn College
 Texas A&M University, Corpus Christi

Mr. Miller has over 18 years of commercial construction experience on numerous projects ranging from \$10,000 to \$25,000,000 in value. He has worked as an estimator, project manager, superintendent, business development director, and project executive throughout his career. He currently serves as the Director of South Texas Operations for Teal Construction Company.

His responsibilities include overseeing the entire process from front to back. He provides guidance and oversight over the estimating, pre-construction, and delivery phases of all projects managed by Teal in the area. He provides technical and administrative direction to ensure all Client objectives are met. Mr. Miller is also responsible for ensuring that all corporate practices and procedures are followed. This includes coordination with outside professionals relating to contract, legal, insurances, and risk management.

EMPLOYMENT

Teal Construction
 20011 - present
 KJM Commercial
 2009 - 2011
 Barcom Commercial
 2007 - 2009

Mr. Miller is a life long resident of Corpus Christi and is actively engaged in the community. A graduate of Leadership Corpus Christi Class XL, he has served on numerous boards and committees including Corpus Christi Metro Ministries and Goodwill Industries of South Texas. He is married to his wife Amanda and they have three children, Kensey, Ella, and Mary Charlotte.

REFERENCES

Javier Huerta, AIA
 Principal, CLK Architects & Associates
 361-884-3295

Emily Rozypal, AIA
 EDR Architects
 361-537-4400

PROJECT HIGHLIGHTS

- | | |
|---|--|
| Aransas County ISD White Gym Rebuild Rockport, TX | KEDT Studios - Del Mar College Corpus Christi, TX |
| Seashore Learning Center Corpus Christi, TX | Sinton ISD - Smith Middle School Sinton, TX |
| London ISD School & Gym Corpus Christi, TX | West Oso ISD - JFK Elem School Corpus Christi, TX |
| Honda N. Corpus Christi Corpus Christi, TX | Calallen ISD - 2 Elementary Schools Corpus Christi, TX |
| AEP Cross Town Service Center Corpus Christi, TX | Alice ISD - Dubose Intermediate Alice, TX |
| Beeville Boys & Girls Club Beeville, TX | Bay Education Center Rockport, TX |
| Rockport White Gym Rockport, TX | Atlantic Aviation Corpus Christi, TX |
| AEP Lon Hill Service Center Corpus Christi, TX | SSCI New Office Building Ingleside, TX |
| Atlantic Aviation Corpus Christi, TX | Camp Karankawa - Visitor's Center Mathis, TX |





REGION 3

Justin McComb PROJECT MANAGER

EDUCATION

Texas A&M University
Bachelor of Science
Agriculture Development

EMPLOYMENT

Teal Construction
2018 - present
Barcom Construction
2010-2018
Ewing Construction
2006-2009
CamRet Construction
2005

Mr. Justin McComb has 14 years experience in the commercial construction industry leading, managing, and coordinating projects.

Mr. McComb coordinates and conducts client and consultant meetings, schedules weekly budgetary and progress meetings, prepares subcontract agreements, change orders, and project schedules. He maintains budget requirements through close scrutiny of general conditions and supplies ordered, approves product submittals, negotiates and awards contracts, and produces schedule of values and pay requests. Justin is also responsible for project estimating, project budgeting and allocation of future funds.

Justin promotes a work environment of open communication and team synergy while delegating and implementing company policy and procedures using skills in diplomacy and communication to ensure a successful project on time and within budgets.

REFERENCES

Biby Dykema
Dykema Architects
361.882.8171

Dr. Cynthia Garcia
Driscoll ISD
361.387.7349

Richard Tagel
REM Engineering
361.947.7199

PROJECT HIGHLIGHTS

- Seashore Learning Center | Corpus Christi, TX
- London ISD School & Gym | Corpus Christi, TX
- City of Corpus Christi JOC Program | Corpus Christi, TX
- CCIA Quick Turnaround Facility | Corpus Christi, TX
- City of Corpus Christi FMAC program | Corpus Christi, TX
- IWA Montessori School | Corpus Christi, TX
- TPWD Pond liner replacement | Corpus Christi, TX
- Navy Army Community Credit Union | Corpus Christi, TX
- Corpus Christi Fire Station 18 | Corpus Christi, TX
- Portland Sports Complex | Portland, TX
- Access Ford Lincoln Addition | Corpus Christi, TX
- NuStar Energy Oakville Terminal | Corpus Christi, TX
- Texas A&M Pharmacy Building | Corpus Christi, TX
- Plains capital Bank Remodel | Corpus Christi, TX
- RBI office Renovations | Corpus Christi, TX
- Driscoll ISD Admin Offices
- Tuloso High School Renovations

REGION 3



Josh Gonzalez ASSISTANT SUPERINTENDENT

EDUCATION

Bachelors of Science in
Construction Science
Texas A&M University

Mr. Josh Gonzalez assists in the coordination of subcontractor meetings, overseeing quality control, updates schedules, daily reporting, and site documentation. Issues Teal safety manuals and site specific safety plans and reviews subcontractor safety information. Josh writes RFIs, reviews ASIs, and assists as the liaison between the design consultants and the subcontractors.

CERTIFICATIONS

30 hr OSHA Certified
First Aid and CPR Certified

Mr. Gonzalez promotes a work environment of open communication and team synergy while delegating and implementing company policy and procedures using skills in diplomacy and communication to ensure a successful project on time and within budgets.

EMPLOYMENT

Teal Construction
2018 - present
Cash Construction
Spring Intern 2016
NRG Construction
Summer Laborer
2013, 2014, 2015

PROJECT HIGHLIGHTS

London ISD School & Gym | Corpus Christi, TX
AEP Corpus Christi | Corpus Christi, TX
Old FM 2243 Road Expansion | Leander, TX
Palmera Ridge | Leander, TX

REFERENCES

Daniel Torres
FSG, Estimator
361-438-3992

Aaron Goertz
Cash Construction, PM
512-923-2308

Waymon Armstrong
Cubit Construction, Owner
361-939-7110

REGION 4,5,6



Pat Garrett DIRECTOR OF SAN ANTONIO OPERATIONS

RECOGNITION

2011 ABC Excellence In Construction Award - Frost Bank Rice Village

AFFILIATIONS

Member - U.S. Green Building Council
 Member - Design Build Institute of America (DBIA)
 Associated Builders and Contractors (ABC)

REFERENCES

Greg Beal
 Frost Bank
 210-220-4776

Steven Wolf
 Helfman Enterprises
 713-533-6100

Wayne Alderman
 Castles Design Group
 713-664-7974

Eric Battle
 MG Architects
 713-552-0707

Mr. Pat Garrett has more than 40 years of construction experience and has been with Teal Construction for over 20 years. He has served as Project Executive, Project Manager and Superintendent on numerous projects, both residential and commercial.

His responsibilities include overseeing construction standards and details, project scheduling, accounting procedures and general oversight of personnel. Preconstruction responsibilities include estimating, coordination/liason between the Owner, Architect, Professional Engineers and Subcontractors and project scheduling.

Mr. Garrett enhances the project team with a strong leadership approach. He is a complete professional with the highest standards of integrity and ability. He is known for creating a strong, stable relationship with clients that last well beyond completion of the project.

PROJECT HIGHLIGHTS

- Medina County Jail and Annex | Medina, Texas
- Cast Med High School Renovations | San Antonio, TX
- San Marcos Fire Station No. 4 | San Marcos, TX
- Cedar Park Fire Station No. 5 | Cedar Park, TX
- Stinson Airport Air Traffic Control Tower | San Antonio, TX
- Northside Fiat | The Woodlands, TX
- Lithia Honda | Houston, TX
- Mercedes-Benz of Beaumont | Beaumont, TX
- All American Chevrolet | Midland, TX
- Helfman Dodge - River Oaks | Houston, TX
- Helfman Fiat | Katy, TX
- Helfman Ford | Sugar Land, TX
- Honda of Slidell | Slidell, LA
- Classic CJDR | Denton, TX
- Finnegan Buick/GMC | Rosenberg, TX
- Finnegan Chevrolet | Rosenberg, TX
- Sterling McCall Toyota | Houston, TX
- Knapp Chevrolet Showroom | Houston, TX
- Knapp Chevrolet Truck Shop | Houston, TX
- Sterling McCall Lexus Addition | Houston, TX

REGION 4,5,6



Robert D. Varner III PROJECT MANAGER

EDUCATION

Bachelor of Architecture
Prairie View A&M University

AWARD WINNING PROJECTS

La Arcata Retail Center
Phase I
San Antonio, TX
Hill Country Interiors
Furniture Store
San Antonio, TX
Eagle Veterinary Hospital
Olmos Park, TX

REFERENCES

Xavier Delgado
LunaMiddlemen Architects
210.340.2400

Richard Gates
Persyn Engineering
210.680.4126

Josh Aljoe
Urban Concrete Contractors
210.490.0090

Robert brings an extensive history of Project Management to Teal. He has more than 18 years experience in commercial and retail construction. He has also been nominated for multiple industry awards, including ASA Project Manager of the Year. Robert will be full time throughout both preconstruction and construction phases of the project.

Mr. Varner coordinates and conducts client and consultant meetings, schedules weekly budgetary and progress meetings, prepares subcontract agreements, change orders, and project schedules. He maintains budget requirements through close scrutiny of general conditions and supplies ordered, approves product submittals, negotiates and awards contracts, and produces schedule of values and pay requests.

PROJECT HIGHLIGHTS

Stinson Airport Tower | San Antonio, TX
San Antonio Water Systems-
Precon | San Antonio, TX
Resolute Health Medical Office
Building | New Braunfels, TX
ResoluteFit – Fitness Center | New
Braunfels, TX
Eagle Veterinary Hospital | Olmos Park,
TX
Singing Hills Retail 2 | Bulverde, TX
Salons By Kaye | San Antonio, TX
Bulverde Crossings Retail Center
Phase I | San Antonio, TX
Resolute Retail Center A
Huebner Oaks Exterior
Improvements | San Antonio, TX
Greenfields Market | San Antonio, TX

Westpointe Retail Development | San
Antonio, TX
The Oasis Salon Suites and Spa | San
Antonio, TX

Sherwin Williams Paint Company | San
Antonio, TX
Roger’s Place Retail Center | San
Antonio, TX
Summerfield Crossing Retail
Center | San Antonio, TX
Tradesman Industrial Building | San
Antonio, TX
Hill Country Interiors Furniture
Store | San Antonio, TX
La Arcata Retail Center, Phase I | San
Antonio, TX
Lacks Furniture Store Remodel | San
Antonio, TX



REGION 4,5,6



Art Costilla ASSISTANT PROJECT MANAGER

EDUCATION

Bachelor of Science in
Industrial Management &
Technology
Texas A&M University-
Kingsville

Mr. Art Costilla coordinates and conducts client and consultant meetings, schedules weekly budgetary and progress meetings, prepares subcontract agreements, change orders, and project schedules. He maintains budget requirements through close scrutiny of general conditions and supplies ordered, approves product submittals, negotiates and awards contracts, and produces schedule of values and pay requests.

CERTIFICATIONS

OSHA 30 Hour
OSHA 10 Hour

Mr. Costilla promotes a work environment of open communication and team synergy while delegating and implementing company policy and procedures using skills in diplomacy and communication to ensure a successful project on time and within budgets.

REFERENCES

Lee Robinson
JV Industrial Companies
281.504.5159

Nathan Lalli
JV Industrial Companies
361.537.9169

Aurelio Nigoche
Austin Contractors
512.529.2699

PROJECT HIGHLIGHTS

Hondo High School Fine Arts
Addition | Hondo, TX

Cast Med High School
Renovations | San Antonio, TX
San Antonio Water Systems | San Antonio,
TX

Stinson Airport Control Tower | San
Antonio, TX

Cedar Park Fire Station #5 | San
Antonio, TX

San Marcos Fire Station #4 | San
Marcos, TX

LS 080 Bulverde, SAWS | San Antonio,
Texas

LS 187 Quail Creek, SAWS | San
Antonio, Texas

Pkg 18, City of San Antonio | San
Antonio, Texas

Pkg 26, City of San Antonio | San
Antonio, Texas

Shoal Creek | Austin, Texas

WestWood Terrace | Austin, Texas



REGION 4,5,6



Larry Mahan Jr. SUPERINTENDENT | FIELD MANAGER

CERTIFICATIONS

OSHA 30 HOUR

Mr. Larry Mahan brings more than 25 years of construction experience to the project team. He will be on site full-time and will coordinate and supervise all site related activities.

EMPLOYMENT

Gerstner Construction Management
2012 - 2017

Mahan General Contractors
2000-2012

Larry Mahan Jr. Real Estate Inspections
1994-2005

Mr. Mahan offers an excellent track record based on his ability to complete projects on time and within budget. His years of experience allow him to be very proactive and he has a keen understanding of critical milestones that can affect project schedule. He is a true team player that builds long-term relationships with the entire project team.

On each project, he establishes a strong leadership position, while maintaining a good rapport with the subcontractors. He is skilled in all aspects of the construction industry and is particularly known for his thorough follow-up skills

REFERENCES

Kim Jefferies
Brighton
210-264-5033

Buzz Roman
Multiple
210-241-1954

Roman Arevelos
SAMministries
210-387-8998

PROJECT HIGHLIGHTS

San Antonio Water Systems | San Antonio, TX

AEP Service Center | Corpus Christi, TX

Sames Ford | Bastrop, TX

SAMministries | San Antonio, TX

Parkland City Town Homes | San Antonio, TX

Toyota Field | San Antonio, TX

Monarch Academy | San Antonio, TX

Millwork Installations Main Event | San Antonio, TX

Millwork Installations Boerne Nissan | San Antonio, TX

Millwork Installations Villarreal & Begum Offices | San Antonio, TX

Jason's Deli | Multiple Locations, TX

Smoothie King | Multiple Locations, TX

Hill Country MRI Clinic | San Antonio, TX

Hill Country Plaza Office Buildings | San Antonio, TX

Longhorn Cafe | San Antonio, TX

Sino Swearingen Aircraft Hanger | San Antonio, TX

SOJO Town Homes | San Antonio, TX

Cedar Town Homes | San Antonio, TX



REGION 4,5,6



William ‘Red’ Wood SUPERINTENDENT | FIELD MANAGER

SPECIALIZED TRAINING

30 HR OSHA
First Aid & CPR

Mr. Red Wood brings over 30 years of construction experience to the project team. He will be on site full-time and will coordinate and supervise all site related activities.

EMPLOYMENT HISTORY

Teal Construction
2016 - present
Windsor Construction
2015 - 2016
Marshall Company
2002 - 2015

Mr. Wood offers an excellent track record based on his ability to complete projects on time and within budget. His years of experience allow him to be very proactive and he has a keen understanding of critical milestones that can affect project schedule. He is a true team player that builds long-term relationships with the entire project team.

Additionally, he embraces the “team” attitude by working effectively with architects, engineers, contractors, inspectors, city officials while creating a good rapport with clients.

REFERENCES

Aris Design
Gary Miles
361.881.8131

Architectura SA
Jose Calzada
210.384.8200

Marshall Company
Mike Dodson
361.883.4349

PROJECT HIGHLIGHTS

- AEP Crosstown Service Center | Corpus Christi, TX
- AEP Lon Hill Service Center | Corpus Christi, TX
- Payne Motors CDJR Renovations | Weslaco, TX
- First Cash Pawn | Brownsville, TX
- Behavioral Health Center | Corpus Christi, TX
- North Corpus Christi Honda | Corpus Christi, TX
- First Victoria Bank | Katy, TX
- IBC Bank | Austin, TX
- IBC Bank | Angleton, TX
- IBC Bank | Bastrop, TX
- IBC Bank | Del Rio, TX
- IBC Bank | Eagle Pass, TX
- IBC Bank | Laredo, TX (2)
- IBC Bank | Leander, TX
- IBC Bank | McAllen, TX
- IBC Bank | San Antonio, TX (2)
- IBC Bank | Uvalde, TX

REGION 4,5,6



Mark Baumgard SUPERINTENDENT | FIELD MANAGER

SPECIALIZED TRAINING

- 30 HR OSHA
- Basic Plus - HASC
- First Aid & CPR

EMPLOYMENT HISTORY

- Teal Construction
- 2008 - present

REFERENCES

Deena Knox
 Texas Bay Area Credit Union
 713.852.6703

Eric Battle
 MG Architects
 713.552.0707

Samuel Rojas
 VR Electric
 281.208.8811

Mr. Baumgard is a Superintendent for Teal Construction and is on site full-time on the projects he is assigned to. He directs all construction related activities, and coordinate subcontractor and material suppliers' scheduling.

Mr. Baumgard brings over 18 years of general building experience to the project. He has the proven ability of scheduling trades to follow in a quick succession, overseeing each detail, to communicate openly with the project team and to deliver a completed facility on time and within budget.

On each project, he establishes a strong leadership position, while maintaining a good rapport with the subcontractors. He is skilled in all aspects of the construction industry and is particularly known for his thorough follow-up skills.

PROJECT HIGHLIGHTS

- San Antonio ISD Cast Med High School Renovations & Additions | San Antonio, TX
- Alief ISD - Scanlan Oaks Elementary Classroom Addition | Houston, TX
- HCC Felix Fraga STEM Building | Houston, TX
- Dezavala Elementary | Houston, TX
- Humble 9th Grade | Humble, TX
- Christian Life Center | Houston, TX
- Foundry United Methodist | Houston, TX
- Harvest Time Church | Houston, TX
- Huntsville Church of Christ | Huntsville, TX
- Kingwood Methodist | Kingwood, TX
- 1st United Methodist | Conroe, TX
- Simonton Community Church | Simonton, TX
- Memorial Hospital | Houston, TX
- Katy ISD- Franz Rd Storage | Katy, TX
- Gulfgate CJD | Houston, TX
- Helfman Fiat | Katy, TX
- Honda of Slidell | Slidell, LA
- Frost Bank - Boulevard Place | Houston, TX
- Frost Bank - BG Place | Houston, TX
- Frost Bank - River Oaks | Houston, TX
- Frost Bank - Town & Country | Houston, TX
- Frost Bank - Westheimer & Voss | Houston, TX
- Texas Bay Area Credit Union | Pasadena, TX





Sigifredo “Ziggy” Garcia **CORPORATE SAFETY MANAGER**

TRAINING/CERTIFICATIONS

CHST - Construction Health and Safety Tech

OSHT - Certificate in Occupational Safety and Health Technology

OHSO - Certificate in Certified Safety and Health Official

SSH - Certificate in Specialist in Safety and Health

OSHA 500 Trainer Course

OSHA 510

OSHA #2055 - Cranes In Construction

OSHT 1072-108CL - Hazardous Material Handling

EPCT 1301 HAZWOPER

EPCT 1307 Construction Site Safety and Health

American Society of Safety Engineers

Board Certified Safety Professional

Mr. Garcia serves as the Corporate Safety Manager for Teal Construction Company. As Safety Manager, it is Mr. Garcia’s primary function to implement and supervise all elements of the company’s safety policies and procedures including the development and coordination of all health and safety loss prevention efforts. Additionally, he serves as the lead corporate resource for safety issues and loss prevention.

Mr. Garcia brings over 14 years of commercial safety building experience. Since assuming the role of Corporate Safety Manager, Mr. Garcia has committed all efforts to ensure that Teal Construction not only meets, but exceeds industry standards. He completely understands that safety is a vital component of quality service and constantly strives to make sure that safety is never sacrificed for sake of cost or schedule.

PROJECT HIGHLIGHTS

FMC Project Greenfield | Houston, TX

Halliburton North Belt Campus | Houston, TX

ExxonMobil Global Campus | Spring, TX

Flex Steel | Baytown, TX

The Methodist Hospital Research Institute | Houston, TX

BG Group Place | Houston, TX

Sysco Corporate Campus | Houston, TX

ExxonMobil Data Center | Houston, TX

Houston Chronicle Building Demolition | Houston, TX





31 Years of Experience

Ted Armstrong, RA, AIA
Project Manager

Experience

Texas Department of Transportation Statewide Services- Facility ADA Assessments & Arc Flash Studies, Support Services Division – Austin, Texas

Project Manager. Ted provided a local client point of contact and worked with the team and the client to develop a 10 yr. Statewide Capital Improvements Plan (CIP) funding program for 3,109 facilities across 25 Districts using insight and understanding obtained during the TxDOT Statewide Facility Condition Assessment work and the Leadership Survey Questionnaire with TxDOT management to determine what the desired objectives and outcomes. Furthermore, Ted managed the team and the overall process in developing the deliverable. He also managed the statewide ADA assessment pilot program, statewide inventory program, and coordinated the Arc Flash Studies program.

Harris County Community Centers Repurposing & Design – Houston, Texas

Ted is the project principal for the re-purposing of the 8,000 SF Bear Creek community facility into a park pavilion with amenities after experiencing significant damage resulting from Hurricane Harvey. The project also includes design of the new 24,500 SF Clay Road Community Center. As part of this effort, LAN evaluated two sites proposed by the Owner to determine suitability for the new 24,500 SF facility and provided hand sketched site master plans detailing the pros and cons for each site.

Field Service Offices and Maintenance Repair Facilities – Coppell, Texas

Ted served as Project Manager and lead designer for this \$3.1M project which included 15,000 SF of administration office space, 15,000 SF of maintenance repair shops, refueling station, hazardous storage, vehicle storage canopies, and sign & material storage. Duties included developing the initial design concept and following its' development through to completion as the project manager by managing the design team and consultants, and coordinating with all disciplines.

Operations Control Center, City of Phoenix Transit Department – Phoenix, Arizona

Ted was the Project Manager for this design project which renovated and converted the entire 7th floor for the City of Phoenix Transit Department's downtown headquarters into a modernized operational control center for the Light Rail Transit (LRT) and bus rapid transit (BRT) system for the City of Phoenix. The project provided administration offices, security monitoring area, conference rooms, training rooms, and reception / operations observation spaces. Beyond managing the multi-discipline design team and coordinating with multiple specialized consultants, Ted's duties included providing presentations, briefings, and guidance to Transit Department Executive Directors and the City Manager.

Renovate Council Chambers – Coppell, Texas

Ted served as Project Manager and lead designer for this \$750K project design involving complete renovation of the 150 person auditorium space and included complete modernization of the audio / visual systems, rear chamber meeting rooms, and A/V control room. Beyond managing the multi-discipline design team and coordinating with multiple specialized consultants, Ted's duties included providing presentations, briefings, and guidance to city council members and the City Manager.

Education

Bachelor of Science | Texas Tech University | 1989

Licenses/Certifications

Texas Registered Architect No. 16426
 Arizona Registered Architect No. 39016

Background

Ted is a registered architect with 31 years of experience in the industry including 25 years of direct experience in project management, program management, and construction supervision for facility renovation projects across the world.

Ted's experience in design, master planning, and management of multi-discipline projects covers a full spectrum of project types including chapels, visitor centers, museums, hospitality, parks and recreational, commissaries, golf course clubhouses, educational facilities, medical facilities, maintenance / repair facilities, housing and dormitory facilities, hangars, courthouses, laboratories, and warehouses.

Over his career, Ted's teams and work have been recognized with seven design awards.

Number of years with firm

2.7

% of time to project

50%





47 Years of Experience

Joseph Waterfield, PE, LEED AP, CEM, RCCD

Principal-in-Charge

Experience

TxDOT Statewide Facilities Condition Assessment– Various Locations, Texas

Since 2006, Joe has acted as Project Manager overseeing more than 25 assignments for the Texas Department of Transportation (TxDOT) Maintenance Division on an IDIQ basis. He recently oversaw LAN’s 6-month assessment of 3,480 structures across the State of Texas. Additional project types have included electrical system upgrades in District offices, air handler replacements, emergency generator installation, maintenance office site planning, safety rest area design, and ferry bulkhead assessments.

TxDOT Camp Hubbard Office HVAC Renovations– Austin, Texas

Joe was project Principal for the replacement of failing air handlers in two critical buildings at TxDOT’s Austin area office, including a six-story administrative office building and campus cafeteria. LAN also replaced an aged air handler unit located in a nearly inaccessible mechanical room between a rest room roof and the building roof at the cafeteria serving the Camp Hubbard.

UTMB MEP Assessments & Damaged MEP Mitigation– Galveston, Texas

Joe has been LAN’s principal in charge for all projects under several contracts for UTMB since 2008. In total, LAN has completed more than 20 assignments ranging from campus-wide Hurricane Ike damage repairs to minor renovation and repair design services requiring JACHO compliant upgrades. He was principal-in-charge for the damaged MEP mitigation project and currently principal-in-charge for the undamaged MEP equipment mitigation project.

DFW Airport Terminal E Rehabilitation Program & HVAC Improvements, Texas– Dallas Texas

Principal-in-Charge for the mechanical renovation of Terminal E. This assignment included two preliminary enabling projects performed by LAN to establish a new IT backbone and ten telecommunications hubs across Terminal E and an Infill and Satellite Rehabilitation project to provide swing gates and security access to the public throughout reconstruction of the terminal.

DeCA Energy Engineering Analysis Projects, Multiple Locations in United States; Defense Commissary Agency

Project Manager for energy and water conservation studies performed on DECA commissaries at military bases around the U.S. Also identified were various maintenance and operational (M&O) recommendations which could help reduce energy consumption, water consumption, and operating cost. These studies included an analysis of utility rates and billings histories to identify trends and anomalies. Typical items identified included fluorescent lighting upgrades, incandescent lighting retrofits, installation of occupancy sensors for lighting control, refrigeration system upgrades, and installation of programmable thermostats and other HVAC system controls.

Education

Master of Engineering, Electrical Engineering | Rice University | 1972
Bachelor of Arts, Electrical Engineering | Rice University | 1972

Registrations/ Certifications

Professional Engineer, Texas No. 38977
Certified Energy Manager, No. 8027
Certified Energy Auditor, No. 427
GBE Green Building Engineer, No. 178
LEED Accredited Professional, Texas
Sustainable Design Professional

Background

Joe is leads LAN’s Facilities Business Group and oversees all building-related projects as Principal-in-Charge. He is a Professional Engineer registered in 47 states and has more than 30 years of experience in facility engineering.

Joe has served as project principal, project manager, and quality assurance/ quality control (QA/QC) team leader on diverse assignments for numerous public institutions in Texas, including TxDOT, TPWD, TGLO, Port of Houston, and more. He has managed assignments with multiple construction contracts, design-build, and IDIQ/on-call projects throughout the state.

Joe has been Project Manager or Principal-in-Charge for every project in this Statement of Qualifications.

Number of years with firm

27

% of time to project

5%





34 Years of Experience

Education

Master of Science | Architectural Engineering | University of Kansas | 2007

Bachelor of Science | Electrical Engineering | Texas A&M University | 1983

Licenses/ Certifications

Professional Engineer TX No. 77216
 Certified Energy Auditor (CEA) No. 430
 Certified Energy Manager (CEM) No. 12128
 Green Building Engineer (GBE)

Background

As an experienced project manager, energy manager, and electrical engineer, Jeff is responsible for overall coordination, schedules, and priorities at project sites. He has direct overview of the preparation of engineering drawings, specifications, and shop drawings to ensure code and regulation compliance, sound engineering practices, methods, and incorporation of the client's requirements. His related responsibilities include project scope definition, client relations, schedule, budget, and quality. In addition, Jeff offers 34 years of experience in project management, the design of facility upgrades, and new facilities and equipment.

Number of years with firm

10

% of time to project

25%

Jeffrey Thomas, PE, CEM, CEA

QC Manager

Experience

UTMB Emergency Generators Relocation– Galveston, Texas

Engineer of Record for the electrical design. The project included consolidating emergency power systems into a single hurricane- and flood-resistant Emergency Generator Plant using a medium voltage (MV) distribution loop feed to power the 10 buildings. Project also included design and construction of a new building to house the new Generator Plant.

UTMB Hurricane Ike Disaster Recovery – Galveston, Texas

Project Manager/Electrical Engineer. Assessment of flood damaged equipment and design of relocated systems to mitigate future storm risks. Work also included LAN's design of generator replacements and mitigation of damaged MEP equipment across UTMB's campus resulting from damages from Hurricane Ike. These projects affected emergency power systems in ten buildings and MEP mitigation of MEP equipment in seven buildings.

City of Galveston Public Works Facility – Galveston, Texas

M/E/P Design Manager. Assessing all aspects of the building envelope, Texas Accessibility Standards (TAS)/accessibility, life safety, and interior finish conditions. The total building area surveyed consisted of approximately 830,000 sq. ft. and included elementary schools, middle schools, a high school, and support athletic facilities. Jeff also designed and installed typical office LAN with connectivity to existing city network using leased lines. Provided layout for server room and racks and provided for emergency power solutions to prevent unwanted system outages. Jeff also provided fiber termination capacity for 288 fibers the city uses to traffic management and control.

TGLO High Island Shelter Renovation – Galveston, Texas

M/E/P Design Manager. Design of upgrades to the lifesaving facility, including compliance with FEMA standards for hurricane shelters and compliance with General Land Office (GLO) program management requirements.

Port of Houston Container Yard 6 – Houston, Texas

Jeff is the chief electrical designer for the container yard expansion, responsible for supporting a 1,000-ft. wharf expansion. Design includes high-mast lighting, photometric studies, building support, refrigerated container wheeled storage, wharf cranes, security, and operational infrastructure.

Fort Bend County Transit Center Design & Construction – Rosenberg, Texas

Electrical engineer for design and installation of typical office LAN with connectivity to existing county network using leased lines provided by two disparate service providers. Provided layout for server room and racks and provided for emergency power solutions to prevent unwanted system outages. Jeff also worked with the county security representative to ensure security cameras, gate operators and access controls were in place to provide for the safety of the employees and general public.





36 Years of Experience

Hal E. Lynch, AIA

Project Architect

Experience

Harris County Community Centers Repurposing & Design – Houston, Texas

Hal is project manager for the re-purposing of the 8,000 SF Bear Creek community facility into a park pavilion with amenities after experiencing significant damage resulting from Hurricane Harvey. The project also includes design of the new 24,500 SF Clay Road Community Center. As part of this effort, LAN evaluated two sites proposed by the Owner to determine suitability for the new 24,500 SF facility and provided hand sketched site master plans detailing the pros and cons for each site.

UT Administration Building Renovation – University of Texas, Austin, Texas

Project architect of record for a seven-story high rise office renovation for the University of Texas System. The building was essentially gutted and all systems brought up to current code standards. Abatement of hazardous materials was required. New office and meeting rooms, new classroom facilities on the lower floors, and various office suites for several University groups were constructed. Hal’s duties included developing a series of phased construction document bid sets through managing the in house production team and lead consultants. Over the course of three years, he guided the design team through multiple sets of bid documents; each set of documents building upon the work accomplished in the previous sets. Code analysis and working with Underwriters Laboratories (UL) was also required to re-certify existing fire doors with new UL labels. The project was delivered to the Owner using CMAR, and Hal was responsible for attending bid openings and review of Contractor’s due diligence to provide qualified cost conscious sub-contractors. He also performed construction observation, review of pay applications, and management of closeout process.

One Eastover Center Class A Office Building & Parking – Holder Properties, Jackson, Mississippi

Project manager / project architect for design of a five story, class A office building with adjacent structured parking garage. Office building structural steel frame with envelope of pre-cast concrete, curtain wall and glass. His duties included shepherding the project design from design development through construction documents by managing the design team and consultants, and coordination of the Owner’s program and budget restraint. Coordination continued throughout the design and construction process and was critical to the success of the project and included the City of Jackson Design Review Committee and building officials. Regular attendance at meetings on site for construction observation and review of Contractor’s questions.

The Aztec on the River Restoration & Repurposing – San Antonio, Texas

Project architect for a multi-phase renovation of the historic theatre in downtown San Antonio. The project restored and repurposed the theater and grand lobby, provided a direct connection through the basement to the San Antonio Riverwalk, created multiple retail and restaurant lease spaces, and restored the street level office and retail lease spaces. Abatement of hazardous materials and restoration to historic standards was required as part of the process. Removal and replacement of West Crockett Street with a bridge and new street was accomplished to connect basement to the Riverwalk.

Education

Bachelor of Science | Environmental Design | Texas A&M University | 1985

Licenses/Certifications

Registered Architect: Texas No. 13676
Registered Architect: Arizona No. 44967

Background

Hal Lynch has 36 years of experience as a project architect, lead designer, and project manager. He is a registered architect in Texas and Arizona.

Hal has a diverse portfolio of project experience and has served clients in government, public, and the private sectors. His depth of experience includes feasibility studies, building and site assessment, renovation work (including historic renovation / restoration), and new construction.

Hal’s years of experience implementing and observing the impact of technology on the profession has imparted an invaluable insight into the architectural process. In particular, understanding how the process can be streamlined to gain efficiencies, which translates directly into more time for the design team to collaborate with the Owner, and results in greater satisfaction for all with the project solution.

Number of years with firm

1.7

% of time to project

25%





13 Years of Experience

Daphne Florán-Meléndez, AIA, NCARB, LEED AP BD+C

Architecture

Experience

Education

Master of Science | Architecture | Florida A&M University | 2002
(AIA Henry Adams Certificate of Merit)
Bachelor of Science | Environmental Science | University of Puerto Rico | 1999

Licenses/ Certifications

Registered Architect | Texas | 23439
LEED AP BD+C
NCARB National Council of Architectural Registration Boards

Member

American Institute of Architects
Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico

Background

Daphne is a registered architect in the state of Texas and a LEED accredited professional with a specialty in building design and construction. She has been involved in the design of a variety of facilities of both government and corporate, including higher education facilities; schools; corporate interiors; mid-rise residential and performing arts facilities. Daphne's assignments have included campus master planning, feasibility studies, programming, design, construction documents, interior design, LEED project administration and construction administration.

Number of years with firm

3.8

% of time to project

50%

Port of Galveston Cruise Terminal 2 Expansion – Galveston, Texas

Daphne served as a staff architect and design support for the addition of a two-story, 60,000 SF building connected to the current cruise terminal building.

Texas Parks and Wildlife Department San Jacinto Battleground State Historic Site Renovation– Rosenberg, Texas

Daphne was a project architect for the renovation of a bulkhead wall along the Houston Ship Channel and restroom renovation at the San Jacinto Battleground State Historic Site.

City of Galveston Public Works Facility – Texas General Land Office, Galveston, Texas

Architect responsible for the conceptual design, programming, and interior design of the project. Daphne serves as a project architect supporting the production architectural team during design development phase through construction documentation.

UTMB Emergency Generators Relocation– Galveston, Texas

Project architect for the design of the building to house emergency generators to serve 10 buildings in the healthcare core. Responsibilities included supporting contract document development, code compliance, project detailing, specification coordination, and review of submittals.

UTMB Damaged MEP Equipment Mitigation– Galveston, Texas

Daphne was a project architect for four projects supporting the mitigation of MEP equipment in various buildings at the UTMB campus. Daphne was responsible for supporting contract document development, code compliance, project detailing, and specification coordination for development of design documents.

TPWD Birch Creek Post-Disaster Renovations – Somerville, Texas

Project architect for the condition assessment/inspection of the existing dock facilities to determine if public access could be restored after the recent flooding. Following the assessment, LAN designed a flood-resistant restroom at the Cedar Elm campgrounds. Scope also included design of improvements and extensions, sidewalk access, and movement marking, as well as modifications to campsites, restrooms, and picnic pavilions to meet ADA requirements.

TxDOT Galveston Ferry Maintenance Facility – Galveston, Texas

Project Architect. Responsible for document review for the design and construction of the Galveston Ferry Maintenance shop. Daphne was responsible for reviewing submittals and request for information.





19 Years of Experience

Education

Bachelor of Architecture | Texas Tech University | 1996

Registrations/Certifications

Registered Architect: Colorado No. 400981
LEED Accredited Professional v2

Background

Robert has 19 years of experience as an architect. With projects in 21 foreign countries, his work has ranged from log residences to lofts, fire stations, schools, churches, recreation centers, tenant finishes, restaurants, mixed-use, universities, hospitals, motels, water treatment plants, facility assessments, and site master planning.

Number of years with firm

3.8

% of time to project

50%

Robert A. Donahue, AIA, LEED AP

Architecture

Experience

Harris County Community Centers Repurposing & Design – Houston, Texas

Project architect for the re-purposing of the 8,000 SF Bear Creek community facility and design of the new 14,000 SF Clay Road community center. As part of this effort, LAN evaluated two sites proposed by the Owner to determine suitability for the new 14,000 SF facility and provided hand sketched site master plans detailing the pros and cons for each site. As Architect on the schematic design of a proposed new 24,500 SF Bear Creek Community Center in Harris County, Robert's role included design collaboration with the architectural team. Robert provided hand-drawn floor plans, building elevations and site plan sketches to convey the design intent of the design team's intent to Harris County. He was also responsible for site analysis, site design, and schematic building design for the relocation of existing community building flooded by Hurricane Harvey floodwaters, along with schematic design of selective demolition/reuse of existing flooded building.

New Academic Village Residential Colleges – Colorado State University, Fort Collins, Colorado

Robert was responsible for construction document production for this project. Project included site improvements and new residential complex involving two, three to four story buildings including student rooms, common kitchens, floor lounges, faculty offices, seminar rooms, conference rooms, honors office complex suites, and a fireside lounge. Residential Colleges include North (46,400 SF) and South (71,300 SF).

Salvation Army Chikankata Hospital – Chikankata, Zambia

Lead architect for the infrastructure assessment and site master plan for 2,000-resident, 225-acre site including an existing hospital, secondary school, nursing school, college of biomedical sciences, radio station, and housing. Existing water supply/distribution, wastewater, electrical, drainage systems, and building stock were all found to be crumbling due to lack of maintenance.

Universite Chretienne Bilingue du Congo Master Plan – Beni, DR Congo

Lead architect for 85-acre master plan of 3,000 student University in extreme eastern DR Congo including sustainable items such as a hydroelectric reservoir and biogas wastewater filtration.

Liberia International Christian College Master Plan – Ganta, Liberia

Lead architect for phased master planning of 20-acre site of a college campus with a future student body of 2,000 students. Campus plan includes administration building, library, bookstore, chapel, clinic, classrooms, dining hall, multi-purpose building, dormitories for 1,500 students, staff housing, guest housing, recreation fields, and miscellaneous campus support buildings. The master plan included schematic design of administration building and library for first construction phase.





32 Years of Experience

Ken Gau, PE, LEEP AP
Mechanical/ Plumbing Task Lead

Experience

University of Texas Medical Branch, MEP Mitigation– Galveston, Texas

Ken provided design management and oversight of the mechanical, electrical, and plumbing systems for multiple projects to mitigate damaged and undamaged HVAC systems in various campus buildings.

TxDOT Statewide Facility Assessment and Arc Flash Studies– Various Locations, Texas

Ken performed mechanical engineering and QC lead for multiple TxDOT assignments, including the Statewide Facility Condition Assessment and Statewide Arc Flash Studies, which included TxDOT’s 3,000+ facility inventory.

TxDOT Camp Hubbard Office HVAC Renovations– Austin, Texas

Ken was an MEP task leader for the project. Project included replacement of failing air handlers in two critical buildings at TxDOT’s Austin area office, including a six-story administrative office building and campus cafeteria. LAN also replaced an aged air handler unit located in a nearly inaccessible mechanical room between a rest room roof and the building roof at the cafeteria serving the Camp Hubbard.

DFW Airport Terminal E Rehabilitation Program & HVAC Improvements, Texas– Dallas, Texas

LAN serves as the primary mechanical engineer for the MEP design for the complete renovation of Terminal E. This project includes the efforts of multiple design firms including architecture, electrical, security and fire protection, baggage handling and communication. Ken performed full quality assurance/quality control review of the HVAC building systems design; with specific concentration on interdisciplinary coordination.

TxDOT Camp Hubbard Office HVAC Renovations – Austin, Texas

Ken was an MEP task leader for the project. Project included replacement of failing air handlers in two critical buildings at TxDOT’s Austin area office, including a six-story administrative office building and campus cafeteria. LAN also replaced an aged air handler unit located in a nearly inaccessible mechanical room between a rest room roof and the building roof at the cafeteria serving the Camp Hubbard.

VA Medical Center CHP Renovation – Dallas, Texas

This design-build project includes the addition of a 3.5MW combined heat and power system to the existing central plant facility. Ken was QC manager for LAN’s design services for the mechanical, electrical, and plumbing systems. These systems provide essential support for the addition of a natural gas turbine generator and its associated heat recovery steam generator.

Education

Bachelor of Arts | Materials Science|
 Rice University | 2003

Licenses/ Certifications

Professional Engineer, Texas No. 92935
 LEED Accredited Professional

Background

Ken has 32 years of experience in the design of mechanical, plumbing, and electrical systems. He responds to the needs of clients in many varied roles including project manager, MEP design engineer, and construction administrator. He has managed and engineered hundreds of projects from inception through completion of construction. His experience encompasses all aspects of the preparation of construction documents for mechanical, electrical, and plumbing systems for commercial, educational, religious, automotive, retail, restaurants, medical, and high-tech projects.

Number of years with firm

7

% of time to project

50%





12 Years of Experience

Education

Bachelor of Science | Mechanical Engineering | Texas Tech University | 1992

Licenses/ Certifications

Professional Engineer, Texas No. 90227
Licensed Mechanical Engineer

Background

Kristie is a mechanical engineer and has utilized her technical skills in a broad range of engineering projects. Her experience has included design for mechanical systems for educational as well as municipal, federal, and commercial projects.

Number of years with firm

9

% of time to project

25%

Kristie Tiller, PE, LEED AP

Mechanical/ Plumbing

Experience

Harris County Community Centers Repurposing & Design – Houston, Texas

Kristie is the Lead Mechanical Engineer for the design of the new 14,000 SF Clay Road community center. As part of this effort, LAN evaluated two sites proposed by the Owner to determine suitability for the new 14,000 SF facility and provided hand sketched site master plans detailing the pros and cons for each site.

TxDOT Camp Hubbard Air Handlers Replacement– Austin, Texas

Kristie was a project engineer for the replacement of an aged air handler unit located in a nearly inaccessible mechanical room between a rest room roof and the building roof at the cafeteria serving the Camp Hubbard. As part of LAN's design team, she developed a creative and phased design solution to avoid disruptions to the facility's ongoing operations.

DFW International Airport Terminal E Renovation– Dallas, Texas

Kristie was a mechanical engineer for the renovation project at Terminal E. She designed the variable air volume (VAV) air handling systems, which consisted of calculating duct sizing, designing equipment layout, and selection of heating and cooling equipment. She also coordinated the mechanical design with other disciplines, including architectural, electrical, structural, and plumbing, and performed document QC reviews.

UTSW Med. Center Chilled Water System Optimization– Dallas, Texas

Kristie was a mechanical designer the primary/secondary chilled water system optimization project. She was also a mechanical engineer and mechanical project supervisor for other facilities projects, including structural evaluations, cooling tower evaluations, infrastructure repairs, and alarm system replacements.

UTMB Hurricane Ike Recovery Projects, MEP Repair and Replacements Projects – Galveston, Texas

Kristie was a project engineer for multiple assignments under LAN's ongoing IDIQ contract with UTMB. Project assignments included a campus-wide filtration study and UTMB design and mitigation of MEP systems in two buildings.

Texas Woman's University Hubbard Hall MEP Modifications – Denton, Texas

TWU selected LAN to perform mechanical, electrical and infrastructure modifications for Hubbard Hall. Kristie served as a designer responsible for significant elements of MEP systems design, documentation, calculations, code compliance, project detailing, specifications and mechanical engineering coordination.

Texas Christian University IDIQ, Winston Scott Hall Energy Analysis– Fort Worth, Texas

Kristie was a mechanical designer for the energy analysis on TCU's Winton Scott Hall. Evaluation of the building's energy-consuming systems revealed significant energy savings opportunities, particularly in the HVAC and the Lighting systems.





25 Years of Experience

Education

Bachelor of Science | Mechanical Engineering | Texas Tech University | 1992

Licenses/ Certifications

Professional Engineer, Mechanical, Texas No. 90227

Licensed Mechanical Engineer

Background

Rollie (RA) has 25 years of experience in the design of mechanical systems. He has designed a wide variety of systems including central utility plants, large air handling unit systems, smoke evacuation systems, industrial exhaust systems, and laboratory systems to National Institute of Health (NIH) guidelines. His areas of expertise include energy analysis, HVAC system optimization, building automation, and system commissioning. He also has expertise in air conditioning (HVAC), chilled water systems, thermodynamics, heat transfer, and fluid mechanics.

Number of years with firm

16

% of time to project

50%

Rollie McNutt, PE

Mechanical

Experience

City of Galveston Public Works Facility – Galveston, Texas

This project consisted of new office building for the City of Galveston to house several office functions such as tax collection, water bill paying, and training for City personnel in a class room. The new construction also included a maintenance and storage building adjacent the office building. As Mechanical Engineer, RA was responsible for calculating all heating and cooling loads; determining all outside air calculations for the class room and offices and condition the humid air; and selecting efficient air conditioning equipment and sized the equipment.

DFW International Airport Terminal E Renovation – Dallas/Fort Worth, Texas

RA was the mechanical engineer for the MEP design of the B-C Infill Design and the reactivation of the Satellite adjacent and connected to Terminal E. The B-C Infill comprises of 54,000 square foot expansion of a section Terminal E which includes new TSA security check points and a modification of the baggage claim area.

TxDOT Galveston Ferry Maintenance Shop– Galveston, Texas

This project consisted of renovation of the existing Ferry Maintenance building. All ventilation, lighting, walls and roof were replaced. As Mechanical Engineer, RA was responsible for sizing and locating new ventilation fans to be out of the way of the overhead crane and lighting. In addition, there were two or three small individual offices that needed to be air conditioned and heated. RA calculated the cooling load and outside air ventilation for these spaces and also sized the equipment and scheduled it on the drawings.

Texas Woman's University Hubbard Hall MEP Modifications – Denton, Texas

RA served as the Mechanical Lead for MEP modifications to Hubbard Hall. This building is significant to the history of the University, thus an emphasis on maintaining the existing character of the building was in order. The bulk of the construction required creative phasing to accommodate the numerous ongoing campus activities. All work was completed without major interruption to the building's complex schedule of activities.

Texas A&M University HVAC Upgrades – Corpus Christi, Texas

RA was a mechanical engineer for the project which consisted of providing new HVAC systems for two separate types of spaces in two separate buildings on campus. LAN designed a new heating ventilation and air conditioning (HVAC) system for two art studios and a new variable air volume HVAC system with humidification equipment.

VA Medical Center CHP Renovation – Dallas, Texas

RA served as a mechanical engineer responsible for surveying the steam piping and developing a master plan addressing existing piping issues as well as a course for campus upgrade of the system utilities for the future. The study included the steam and condensate return distribution system, which entailed space heating, domestic water heating and process (laundry/sterilization) heating loads for 915,431 SF of heated space served by the centralized steam system.





37 Years of Experience

Education

Bachelor Science | Electrical Engineering
| Texas Tech University | 1981

Registrations/ Certifications

Professional Engineer, Texas No. 60234
LEED Green Associate

Background

Denney has more than 34 years of broad experience as a chief electrical engineer, multidiscipline project manager, senior lead electrical project engineer, and multidiscipline construction manager. In addition to engineering and design, his project skills include specification writing, cost estimation, quality control auditing, scheduling, field investigation, and code/documentation research.

Denney has supported LAN as task lead/project manager for multiple projects under long-term IDIQ agreements for facility projects. His clients have included the University of Texas Medical Branch, Texas Christian University, Huntsville ISD, Lamar State College, and Sam Houston State College.

Number of years with firm

14

% of time to project

25%

Denney Howard, PE, LEED GA

Electrical Task Lead

Experience

UTMB Damaged MEP Equipment Mitigation– Galveston, Texas

Denney WAS an electrical engineer for this project involving MEP equipment in multiple buildings of the healthcare core damaged during hurricane Ike. Scope of work includes developing construction documents for mitigating MEP systems in select core hospital buildings.

DFW Airport Terminal Rehabilitation and Improvement Program– Dallas, Texas

Senior Electrical Engineer for the design of the infrastructure required for the new communication rooms in Terminal E. The project required coordination with over a dozen design firms and the multiple stakeholders representing DFW Airport. Different architectural and MEP firms were responsible for establishing locations and design for the ten new communication rooms in Terminal B and E.

TxDOT Statewide Facilities Assessments & Arc Flash Studies– Various Locations, Texas

Denney was a project manager for the statewide facilities assessments project and is currently project manager for the arc flash studies at TxDOT's statewide facilities.

TxDOT Camp Hubbard Office Air Handlers Replacement– Austin, Texas

Denney was an electrical engineer task lead for the replacement of all existing air handling equipment and conversion of the building heating and cooling water distribution from 2-pipe to 4-pipe system. The project requirements included restoration of historically significant spaces within Hubbard Hall building, as well as modifications to the mechanical systems serving these spaces.

VA Audie L. Murphy Memorial Hospital– San Antonio, Texas

Electrical Engineer for the replacement and upgrades to the main electrical distribution system. The project included replacement of the 10MVA medium-voltage switchgear with 34.5KV switchgear; replacement of four 2500KVA indoor "less flammable" liquid-filled substation style transformers; and remodel of the existing medium-voltage switchgear room to be utilized as the new low-voltage switchgear room.

UTMB Levin Hall HAC & Lighting Audit & Recommendations– Galveston, Texas

LAN was contracted to perform a heating, ventilation, and air conditioning (HVAC) and lighting audit for Levin Hall. Originally constructed in 1981, Levin Hall is a six-story, reinforced-concrete frame building, with approximately 116,000 sq. ft. As electrical engineer, Denney evaluated the lighting systems to determine potential for savings and improvements to illumination levels. He also corrected chronic lighting level inadequacies in the lobby and dining hall area, simplify a difficult and inflexible lighting control system in the auditorium, and suggest preventive and corrective maintenance programs to decrease the large percentage of burned-out lamps.





22 Years of Experience

Education

Bachelor of Science | Electrical Engineering | Texas Tech University | 1997

Registrations/ Certifications

Professional Engineer, Texas No. 104970

Background

Gaspar is an electrical engineer with a broad range of experience in sectors such as education, commercial, aviation, municipal, and federal.

Gaspar is experienced in all aspects of electrical engineering, energy audits and analyses, and commissioning and retro-commissioning for a wide range of facilities. He has comprehensive experience in various HVAC control systems and control sequences, Proportional Integral Derivative (PID) control loops, programmable logic controller (PLC) ladder logic, Visual Basic programming, and hardware engineering of network control systems. His energy management controller systems (EMCS) experience includes management, design, and implementation of Building Management Systems (BMS).

Number of years with firm

14

% of time to project

50%

Gaspar Garcia, PE

Electrical

Experience

DFW Airport Terminal E Rehabilitation Program & HVAC Improvements, Texas – Dallas Texas

Gaspar assisted the lead mechanical designer for the mechanical renovation of Terminal E. This assignment included two preliminary enabling projects performed by LAN to establish a new IT backbone and ten telecommunications hubs across Terminal E and an Infill and Satellite Rehabilitation project to provide swing gates and security access to the public throughout reconstruction of the terminal.

TxDOT Statewide Facilities Projects, Arc Flash Studies – Various Locations, Texas

Gaspar was an electrical engineer for arc flash studies at various TxDOT facility locations.

UTMB Levin Hall HVAC & Lighting Audit & Recommendations – Galveston, Texas

LAN was contracted to perform a heating, ventilation, and air conditioning (HVAC) and lighting audit for Levin Hall. Originally constructed in 1981, Levin Hall is a six-story, reinforced-concrete frame building, with approximately 116,000 sq. ft. As electrical engineer, Gaspar evaluated the lighting systems to determine potential for savings and improvements to illumination levels.

TxDOT Amarillo District HVAC & Electrical Renovations – Amarillo, Texas

Gaspar redesigned existing interior lighting of the TxDOT Amarillo District office. His design included removal of existing fixtures and addition of more efficient T8 fixtures. Gaspar determined the appropriate number of fixtures by performing lighting analysis. He calculated appropriate lighting levels as determined by IENSA standards. The design also included a new power panelboard and power circuits as required to serve new HVAC equipment.

UTMB Children's Hospital Study – Galveston, Texas

As an energy auditor, Gaspar completed comprehensive audits of building utility-consuming systems with the goal of characterizing how utility consumption could be minimized. LAN gathered information from field observations, interviews with UTMB maintenance personnel, operating systems' data points, and original building design plans. Several Energy Conservation Measures (ECMs) were qualified, with particularly significant energy savings opportunities being identified in the HVAC and lighting systems.

VA Audie L. Murphy Memorial Hospital – San Antonio, Texas

Electrical engineer. LAN provided electrical engineering services including electrical analysis of existing systems, design of electrical system for current and future needs (medium voltage), and development of a project approach to maintain 24/7 operations and security for the South Texas Veterans Health Care Services Hospital (also known as the Audie L. Murphy Hospital) in San Antonio, Texas





15 Years of Experience

Mason McIntire, PE

Electrical

Experience

TxDOT Galveston Ferry Maintenance Shop – Galveston, Texas

Mason served as electrical engineer for the engineering services associated with the design, bidding and construction of the renovation of the Galveston Ferry maintenance facility. The work consisted of replacing all the lighting with up to date LED fixtures and a complete replacement of the facility’s 1200A service equipment. In addition, Mason performed an Arc Flash Analysis of both the Galveston and Bolivar Ferry maintenance facilities.

DFW Airport Terminal E Rehabilitation Program & HVAC Improvements – Dallas Texas

Mason was an electrical engineer for the MEP renovations of Terminal E. This assignment included two preliminary enabling projects performed by LAN to establish a new IT backbone and ten telecommunications hubs across Terminal E and an Infill and Satellite Rehabilitation project to provide swing gates and security access to the public throughout reconstruction of the terminal.

VA Audie L. Murphy Memorial Hospital – San Antonio, Texas

Electrical engineer. LAN provided electrical engineering services including electrical analysis of existing systems, design of electrical system for current and future needs (medium voltage), and development of a project approach to maintain 24/7 operations and security for the hospital.

DeCA Energy Engineering Analysis Projects – Multiple Locations, Nationwide

LAN performed an equipment assessment and energy observation study for DeCA commissaries at 30 military bases throughout the continental United States. Mason provided electrical audit services on the project. Several energy conservation measures (ECM) were found ranging from simple rearrangements of lighting layouts to suggestions for streamlining their lighting control.

Dallas City Hall UPS & Generator Commissioning – Dallas, Texas

Mason provided design and commissioning services for the emergency power systems, including optimizing and balancing power distribution to the facility’s critical electrical systems. Commissioning services include evaluating emergency load priorities, assisting in the programming of the existing infrastructure, developing test procedures for the emergency power distribution system, and providing consultation on the operation and optimization of these systems.

Texas Woman’s University Pioneer Hall HVAC Study – Denton, Texas

Mason was an electrical engineer for LAN’s evaluation of the existing HVAC design at TWU’s Pioneer Hall. LAN’s team identified and provided a solution to the pressure differential problem within the building. and identified deficiencies outside of the project scope of work, including deficiencies in the vendor’s roof installation causing moisture infiltration to the building.

Education

Bachelor of Science | Electrical Engineering | Trinity University | 2003

Licenses/ Certifications

Professional Engineer, Texas No. 105083

Background

Mason has 15 years of experience in electrical engineering, both in the field as a construction manager and in the office as an electrical designer. His previous two years of experience working for the U.S. Air Force provided him with a number of qualities in the field of electrical engineering. He has generated not only electrical designs, but has had the opportunity to expand his experience with a number of multi-disciplined designs.

Additionally, Mason has successfully produced designs under compressed schedules and budget constraints.

Number of years with firm

12

% of time to project

50%





38 Years of Experience

Education

Master of Science | Engineering (Structures) | University of Texas | 1990
Bachelor of Science | Civil Engineering (Structures) | Texas Tech University | 1981

Licenses/ Certifications

Texas Professional Engineer No. 58883

Background

Jon has 38 years of experience in the structural design of major facilities, including municipal, commercial, industrial, institutional, correctional, multi-residential, parking garages, and hotels. He has a broad background of experience in the design of structural steel, reinforced concrete, composite concrete and steel, precast-prestressed concrete, post-tensioned concrete, and tilt-up concrete.

He is experienced in a wide variety of building and facility types, including municipal, commercial, industrial/warehouse, medical, educational, and parking structures.

Number of years with firm

13

% of time to project

10%

Jon Jelinek, PE

Structural Task Lead

Experience

UTMB Emergency Generators Relocation – Galveston, Texas

Jon participated in conceptual structural design discussions associated with a two-story structure to accommodate emergency generator equipment to be facilitated on top of an existing two-story parking structure and trauma treatment facility. He also provided quality control review of the structural construction documents.

UTMB Damaged MEP Equipment Mitigation – Galveston, Texas

Jon was a structural engineer for projects supporting the mitigation of MEP equipment in various buildings at the UTMB campus. Project involved repairing and replacing equipment and relocating systems to the second floor in multiple buildings.

Fort Bend County Transit Center – Fort Bend County, Texas

Jon was a structural engineer responsible for significant elements of the technical excellence of the structural engineering systems design, documentation, calculations, code compliance, project detailing, specifications and structural engineering coordination.

TPWD San Jacinto Battleground State Historic Site Renovation – Rosenberg, Texas

Jon is the structural design lead for repairs and renovations to the existing 1,600 LF sheet pile bulkhead wall along the Houston Ship Channel at the San Jacinto Battleground State Historic Site. Improvements include demolition and replacement of existing bulkhead wall cap, sheet pile coating and cleaning, replacement of waler beams and connections, and installation of a concrete walkway and retaining wall for erosion protection.

TxDOT Camp Hubbard Air Handlers Replacement – Austin, Texas

Structural engineer for project elements involving the replacement of an aged air handler unit located in a nearly inaccessible mechanical room between a rest room roof and the building roof at the cafeteria serving the Camp Hubbard.

TGLO Galveston County High Island Shelter– Galveston, Texas

Jon served as the Structural Engineer of Record. In this role, Mr. Jelinek prepared the Basis of Design Criteria accounting for the FEMA storm shelter provisions, facilitated the structural engineering design and analysis, assisted in the development of the construction documents, coordinated with the geotechnical engineer and other discipline leads, and developed the technical specifications associated with the structural systems and components.

Port of Galveston Cruise Terminal 2 Expansion – Galveston, Texas

Jon was responsible for the structural construction documents associated with a \$12MM, 60,000 square foot expansion of the Cruise Terminal 2 Building for the Port of Galveston. The ground level of the main building serves as the new ticketing and check in facility. The second level of the main building provides seating for up to 1,658 embarking passengers.





16 Years of Experience

Ashish Patel, PE

Structural - Facilities/Building Structures

Experience

TGLO City of Galveston Public Works Facility – Galveston, Texas

Ashish was the Lead Structural Engineer for the design of a 20,000 SF Public Works Facility to house the City of Galveston public works administrative offices. The new building was designed to be storm and flood resistant. In addition to performing analyses and design of the superstructure, Ashish performed extensive research to evaluate and establish flood hazard parameters for the project and established flood hazard mitigation requirements, erosion & scour requirements, TDI windstorm requirements, and structural design criteria. He also supported the Civil team with establishing site grades around the building perimeter.

Perry R. Bass Fish Hatchery – Palacios, Texas

Ashish is a Senior Structural Engineer responsible for the renovation of the Perry R. Bass Marine Fisheries Research Center. This project includes master planning and design of the replacement building and intake structure. He analyzed precast superstructures to verify overall stability of the precast superstructures which provided support reactions for foundation design. He performed foundation design based on support reactions obtained through analyses and produced details for the production of the construction documents.

Port of Galveston Cruise Terminal 2 Expansion – Galveston, Texas

Ashish was a Senior Structural Engineer for the design of a \$12MM, 60,000 SF expansion of the Cruise Terminal 2 Building for the Port of Galveston. The second level of the main building provides seating for up to 1,658 embarking passengers. The main building is founded on a timber-pile supported mat slab abandoned in place following the implosion and demolition of an existing grain silo originally constructed in the early 1930s.

UTMB Emergency Generators Relocation – Galveston, Texas

As Project Engineer, Ashish performed structural analysis and design for the new two-story building which houses emergency generator equipment and is located on top of an existing two-story parking structure and trauma treatment facility. He also helped identify some of the design issues in the foundations at the early stage, and helped resolve them by coming up with innovative solutions, along with retrofitting work.

Fort Bend County Transit Center – Galveston, Texas

Ashish performed structural analysis and design of the various buildings and other structures associated with the transit center including foundations for the sound wall. The project scope included advanced planning, preliminary engineering, environmental assessment, and final design for a 50-bus fleet bus operations, maintenance, and administrative complex for Fort Bend County.

Education

Master of Science | Structural Engineering | L.D. College of Engineering | 2002

Bachelor of Science | Civil Engineering | L.D. College of Engineering | 2000

Licenses/ Certifications

Professional Engineer MN No. 54269

Background

Ashish has 16 years of experience in the structural design of facilities and buildings. His experience includes: municipal, commercial, industrial, institutional, correctional, multi-residential, parking garages, and hotels.

He is experienced in the design of structural steel, reinforced concrete, composite concrete and steel, precast-prestressed concrete, post-tensioned concrete, and tilt-up concrete.

Number of years with firm

4.4

% of time to project

25%



11 Years of Experience

Jennifer Savage, PE

Structural - Facilities/Building Structures

Experience

UTMB Emergency Generators Consolidation – Galveston, Texas

Jennifer was the lead structural engineer and Engineer of Record. She analyzed several existing structures to determine where the additional equipment could be placed without compromising the structural integrity of the existing buildings. Many options were presented to the client including strengthening the existing structure where required. Jennifer was responsible for the analysis of the existing buildings and the design of the new platforms for the equipment.

University of Texas Medical Branch, Various Projects – Galveston, Texas

Jennifer was the lead structural engineer and Engineer of Record for various flood mitigation projects. She designed a multi-story structural steel framed building to house the mechanical and electrical equipment. Design elements include gravity and lateral load analysis, main frame structural steel, concrete floor deck, metal roof deck, masonry in-fill walls, and analysis of the existing foundation.

TxDOT Galveston-Bolivar Ferry Bulkhead – Galveston, Texas

Jennifer served as a structural project engineer for this renovation project. The walls and slab of the existing bidge water containment structure at the TxDOT Ferry Facility had moderate cracking due to differential settlement over time. Jennifer analyzed the existing structure based on as-built drawings and site inspections and determined that underpinning one of the walls would correct the differential settlement and prevent future settlement.

TxDOT Camp Hubbard Office Building Air Handlers Replacement – Austin, Texas

Jennifer served as a structural project engineer, providing structural engineering expertise for this renovation project. The client needed to upgrade their air handling system and the only available space for the new equipment was on the roof of the existing two-story building. Jennifer analyzed the existing structure based on as-built drawings and site inspections. She determined that the existing steel framed building could support the additional weight of the proposed platform. She designed the structural steel framed platform as well as miscellaneous site improvements.

TGLO Galveston County High Island Shelter – Galveseton, Texas

Structural project engineer, providing structural engineering expertise for the High Island Shelter Facility. The facility will serve as a hurricane shelter point and was designed for Category 5 Hurricane force winds of 190 MPH. Jennifer was responsible for the wind analysis for the shelter facility. She also designed the foundation, structural steel framing, joists, and roof diaphragm. In addition, she assisted in the preparation of the construction documents including the drawings, specifications, and estimation of probable construction cost.

Education

Bachelor of Science | Civil Engineering | Texas Tech University | 2007

Licenses/ Certifications

Professional Engineer TX No. 111686

Background

As a structural engineer, Jennifer designs and analyzes components of concrete and steel structures for a variety of projects including buildings, water/wastewater treatment plants, port container yards, marine structures, pipeline aerial crossings, and miscellaneous structures. She is skilled in a variety of structural modeling and design tools including RAM Structural System, and STADD.

Jennifer has provided preliminary and final engineering services as well as construction services for institutional, municipal, and federal projects.

Number of years with firm

11

% of time to project

25%





15 Years of Experience

Eddie Streich, PE

Civil Engineering/ Site Planning Task Lead

Experience

Fort Bend County Transit Center Design and Construction – Bamore Road Extension– Fort Bend County, Texas

Eddie was a civil engineer for the large civil component of this work, which included the extension of existing Bamore road approximately 1700’ to provide access to the new bus maintenance facility. The new roadway is a two-lane boulevard laid out with all necessary easements and infrastructure to be converted to a 4-lane divided thruway when the County is ready to expand the site to the north.

Harris County Clary Road Community Center – Houston, Texas

Eddie is the civil engineer for the design of the new 24,500 SF Clay Road Community Center. As part of this effort, LAN evaluated two sites proposed by the Owner to determine suitability for the new 24,500 SF facility and provided hand sketched site master plans detailing the pros and cons for each site.

Harris County Fresh Water Supply District No. 61 – New Administration Building

Eddie was the project manager responsible for the design of the District’s new administration building. The design included site paving, grading, drainage and water and sanitary sewer tie-ins for the new building. In designing the site grading, Eddie had to design around the existing administration which has to stay in service while the new building is being built within the existing parking lot, approximately 10 feet away from the existing building.

British Petroleum (BP) 5th Avenue Change House—BP Amoco, Texas City, Texas

Eddie designed the site plan for a 3.0 acre site to include a 60,000 square foot building. He also designed the water and sanitary sewer services leading to the new building. During the design process he had to coordinate the site layout with the building architects and the landscape architects. It was his responsibility to ensure that the site was being graded to meet the most recent ADA requirements and to coordinate the elevations with the architect.

Clear Lake City Water Authority Water and Wastewater Program, Water System Rehabilitation – Houston, Texas

Project manager for the rehabilitation of approximately 16,500 LF of 3- through 12-inch waterline. He prepared the rehabilitation drawings and specifications, and identified the most cost-effective rehabilitation method while maintaining service to customers. Eddie also provided bidding and construction administration phase services for these projects.

Education

Bachelor of Science | Civil Engineering | Texas A&M University | 2003

Licenses/ Certifications

Professional Engineer

Texas: 101290

Background

Eddie has 15 years of experience with various utility infrastructure. His experience includes preliminary engineering studies, sanitary sewer rehabilitation, force main and lift station design, civil site design, design plans, specifications, construction administration for water and wastewater facilities, drainage and detention systems, and bond issues. Development projects include single-family, industrial, and commercial. He is proficient in AutoCAD and Civil 3D as well as the various other design software applications instrumental in water, storm sewer, and sanitary sewer line design. In addition, Eddie regularly works with the TCEQ for approvals and inspections, as well as TxDOT.

Number of years with firm

15

% of time to project

25%





14 Years of Experience

Education

Master of Science | Civil Engineering | Texas A&M University | 2005

Bachelor of Science | Civil Engineering | Texas A&M University | 2003

Licenses/ Certifications

Professional Engineer, Texas No. 101273

Background

Kelly is a civil engineer with 14 years of varied experience. She is a Project Manager for LAN's Infrastructure Land Development Group, focusing on diverse design, construction management, and inspection experience as it relates to land and site development. As a civil engineer, Kelly's experience also includes sanitary sewer and lift station evaluations and rehabilitation, program management, force main design, civil site design, preparation of plans and specifications, bid package preparation, and construction administration.

Number of years with firm

14

% of time to project

25%

Kelly Shipley, PE

Civil Engineering/ Site Planning

Experience

Bank of Texas at Hwy 290 and Fairbanks North Houston and Bank of Texas at Vintage Park – Bank of Oklahoma Financial, Houston, Texas

Kelley oversaw two civil designs, one for a 6,800-square-foot Bank of Texas located on a 1.43-acre site within a flood plain and a second design for a 4,500-square-foot Bank of Texas located on a 0.83-acre site within an existing commercial development. For both projects, she supervised the underground utility and site design, plan approval, and permitting processes. She also coordinated the civil design with the building architect, landscape architect, structural, electrical, plumbing, and mechanical engineers.

Three-acre Fire and Emergency Services Site – Harris County Emergency Services District No. 60

LAN was contracted by Harris County Emergency Services District No. 60 to perform a due diligence report for a 3.0-acre tract where the District would like to build an Emergency Service Building. For this project, Kelley researched the zoning and platting provisions required by the local regulatory agencies. She determined the availability of wet and dry utilities and examined the feasibility of installing a well and septic system in lieu of utilizing public utilities. Kelley also researched the site improvements that would need to be constructed in order to develop the property including drainage, grading, detention, landscaping, parking/traffic, and fire lane requirements.

Bistro Menil – Menil Foundation, Houston, Texas

Project Manager for civil engineering services for a 1,500 square-foot cafe for the Menil Foundation. Following the conceptual design phase, LAN prepared a civil site plan for the café, with grading, paving, drainage, and utilities designed to meet City of Houston requirements. Due to the site constraints, LAN also designed an underground detention system to serve the property. The detention and stormwater design consisted of a review of an adjacent storm sewer system to confirm it had adequate capacity for the proposed café.

Menil Drawing Institute – Johnston Marklee, Houston, Texas

Project Manager for civil/site design services for the grading, drainage, and utilities associated with the Menil Drawing Institute. Due to the artistic nature of the project, LAN undertook a non-traditional design approach to avoid disturbing the institute's underground storage and landscaping. Tree preservation was an especially critical design component, as the building's roof is designed to resemble a drawing when shadows are cast by nearby trees. LAN also designed the associated extension of West Main Street, and conducted traffic studies and parking analysis for the entire Menil campus.

The Preserve at West Beach – The Marquette Companies, Galveston, Texas

Kelley prepared a utility impact study for a 1,043-acre master planned community being developed on the west end of Galveston Island. Leading a team of two Engineers in Training, she assisted in identifying and estimating the land uses, development densities, and water and wastewater capacities for ten tracts.





18 Years of Experience

Education

Master of Science | Engineering Management | University of Texas | 2014
Bachelor of Science | Civil Engineering | Louisiana State University | 2000

Registrations/ Certifications

Professional Engineer, Texas No. 95805
Certified Flood Plain Manager No. 0619-04

Background

Travis has over 16 years of experience which includes analysis, design, project management and construction management in the areas of water distribution systems, wastewater collection systems, storm water collection systems, small bridge design, hydrology, hydraulics, erosion and sedimentation control, creek bank stabilization, traffic control plans, arterial and collector road design, and ADA compliant facilities. Travis has been intimately involved in large-scale municipal programs and urban restoration projects. His experience includes: design and construction scheduling, preparing plans, specifications, cost estimates, technical reports, and contract documents into construction bid packages, organizing construction meetings, site inspections, serving as a liaison between Contractor and Owner, and managing design and construction contracts.

Number of years with firm

5.3

% of time to project

25%

Travis Michel, PE

Water Resources/ Stormwater

Experience

Waller Creek Inlet at Waterloo Park (Utility Relocations) – Austin, Texas

Travis was responsible for all utility relocations associated with the Waller Creek Tunnel project at Waterloo Park. This landmark project for the City of Austin, just south of the University of Texas campus, is nearing construction completion. Utilities to be relocated included water, wastewater, stormwater and franchise utilities (gas, electric and fiber). Travis managed the design team to prepare utility relocation bid documents, which included drawings, specifications and contract documents, and an opinion of probable construction cost.

Rosewood-Zaragosa Neighborhood Center ADA Improvements – Austin, Texas

Travis served as Project Manager for ADA and parking lot improvements at the Rosewood-Zaragosa Neighborhood Center in east Austin. The project included the design of ADA accessible ramps and pathways to three (3) separate entryways, along with modifications to three (3) parking lots. Parking modifications included restriping, adding or improving accessible parking spaces, curb ramps, and repaving. Improvements to the neighborhood center included two (2) new concrete switchback ramps with handrails, and landscaping improvements. For the main entrance, three (3) alternative designs were provided for consideration, and 3D renderings were prepared using AutoCAD Civil 3D to enable easier review and alternative selection. The project is scheduled to be constructed in early 2017.

Covenant United Methodist Church Parking Improvements – Austin, Texas

The project consisted of the addition of a two-story chapel and associated driveways, parking areas, utilities, water quality ponds, detention ponds. Travis served as Design Engineer, providing engineering design of the site sidewalks, ramps, and parking areas. Improvements included both expansion of the existing parking lots, restriping of parking spaces, addition of ADA-accessible spaces, and reconfiguration of the overall parking area to provide better vehicular flow and maximize the amount of parking spaces. In addition, Travis provided design of on-site water and wastewater improvements, erosion and sedimentation control design, prepared a Storm Water Pollution Prevention Plan (SWPPP) and cost estimating.

Brodie Lane Right Turn Lane, Intersection & Sidewalk Improvements – Sunset Valley, Texas

Travis served as Design Engineer and prepared construction drawings and specifications for an additional right turn lane at the intersection of Brodie Lane and Highway 290/71 in Sunset Valley, Texas. In order to comply with the Americans with Disabilities Act (ADA), additional improvements included the design of ADA-accessible ramps and pedestrian crossings at the intersections of Brodie Lane at Ernest Robles Way and Brodie Lane at Home Depot Boulevard. Travis developed the engineering plans for these improvements, which included Erosion and Sedimentation Controls and Traffic Control Plans.





DEMONSTRATED HISTORY OF SUCCESSFUL PROJECTS SIMILAR IN SCOPE AND COMPLEXITY

5.3.3.2. DEMONSTRATED HISTORY OF PAST PERFORMANCE WITH PROJECTS OF SIMILAR SCOPE AND COMPLEXITY

5.3.3.2.1. Describe the team's past performance in successfully managing design-build Projects of Similar Scope and Complexity that include management and communications of an integrated team of design consultants, specialty subcontractors, and trade contractors. Include a description of any issues or problems that arose on the projects and how those issues or problems were resolved.

The Design Build Delivery Method is the preferred by Teal Construction. With over seventy percent of our project portfolio, Teal Construction possess the needed knowledge and experience in the Design-Build Delivery Method. The Design- Build method is a highly successful way to identify and maintain a budget while accomplishing an expedited schedule. This approach takes much of the burden off the project owner, allowing them to focus on "running their business" rather than coordinating between the designer and contractor. Our working relationship, our understanding and availability of materials in the region, our sensitivity to budget restraints, our ability to creatively find solutions to conflicts and our experience working for the City, provides us with a rock solid team for this project.

Communication is a huge part of our success. Our goal is to "over-communicate" so all parties are informed of what has been accomplished, work that is taking place and a look ahead to what is coming up so all necessary preparations can be made. We believe an informed client is better served as it relates to good decision making. We will communicate to TFC and the project team with sufficient information and time to make good decisions which will mitigate risk during the project. Teal prefers to have face to face communication which will happen at all OAC meetings, but throughout both design and construction will use Timberline, email, and any other project management communication that the TFC requires.

A successful design build is fully integrated. From the beginning of the design process our team will seek advice and counsel from our consultants and subcontractors alike. Subcontractor input is crucial to maintaining budgets as design professionals focus on technical data, not price. Their input allows the team to make conscious choices from the early stages so that we can ensure all dollars are properly allocated. As the design process progresses we will communicate with our team regularly, updating backgrounds, issuing new data, verifying progress and coordination of the entire package. During detail design we will conduct team meetings to coordinate and review plans to track design and construction budget.

During the construction phase our team will review and make necessary notes to shop drawing prior to sending packages to the consultants for their review and when submittals are returned our team will revise any comments back from consultant to assure compliance with design intent and accuracy with construction documents. Additionally, we require that consultants be present at construction meetings to resolve with our team any conflict that might have arisen. Keeping consultants well informed at all stages of the design process provides us with a proven method that integrates all of the design team's skills into one coherent and successful project.

COORDINATION OF DISCIPLINES - The ability to construct a product is having a detailed and complete set of documents. It is imperative that at the end of the preconstruction phase of the project that all disciplines have been coordinated and the set of documents to build off of our correct. Through document review in the preconstruction we are able to scrutinize any discrepancies and resolve differences between plans. As a team we will work with Design Team to complete document review for constructability and code requirements.

MEETING DEADLINES - To reach the finish line there are milestones that have to be met. This is both in the preconstruction and construction phase. Proactively approaching the schedule we will establish design and estimate dates that must be met. Our Project Manager will contact the permitting municipality to build in permitting time which in many cases pushes the preconstruction past it's deadline due to an unrealistic time frame for the municipality. Constant communication between our team is vital to meet our deadlines.

LONG LEAD TIME ITEMS & AVAILABILITY OF MATERIALS - Long-lead items are determined in the preconstruction phase of the project. We give the first attention to the longest delivery items on the schedule to see which ones fall on the critical path. If there are several large- full erected items with varying completion dates, we will break the most important items into individual activities to track the latest one on the project schedule. The same critical analysis applies to time critical subcontracts. Typical long-lead items are structural steel, glass & glazing, mechanical equipment, and electrical fixtures. When an item is designated as long-lead, we will provide a plan on developing the details for each item and/or scope of work early so that the packages can be released.

In order to control the project schedule, long lead items have their purchase orders confirmed in advance by all associated subcontractors. We collaborate with subcontractors and suppliers, to give purchase order copies to the project scheduler to maintain adequate lead time between ordering and confirming the order in the project schedule along with delivery within critical event windows in that activity.



5.3.3.2.2. Describe the team’s past performance in developing integrated design and construction schedules for Projects of Similar Scope and Complexity.

Preconstruction methods of reaching project timeline goals included determining if the project will need early release packages. The typical packages include structural steel, mechanical equipment, and site work. As we develop our baseline schedule we will work with the team to establish if and what early release packages are necessary.

During Construction, Teal will provide two week look ahead to the subcontractors and project team that will be built from the baseline schedule. The two week look ahead puts construction into more detail and ensuring proper communication between all vested parties. These schedules will be updated weekly and distributed.

5.3.3.2.3. Describe the Team’s past performance in developing and/or managing costs within a Guaranteed Maximum Price.

Teal utilizes Microsoft Excel as an estimating system for developing the GMP proposal. We found throughout the years that this is the most reliable program and can be easily manipulated for any project. Our estimating team have developed a process that easily understandable for the project team, design team, and Owners. The estimates will be broken down by the CSI Divisions and all proposals will be readily accessible for the project team. The GMP estimate will be transferred into Timberline which will track costs and subcontracts. Teal uses AIA Documents for the Schedule of Values and Pay Applications which will be built from the original GMP estimate and broken down by CSI division

The Owner and Architect will be involved throughout the full preconstruction phase for questions, concerns, and ensuring what is being designed is what the Owner is looking for. We look at each project as a partnership and want to make sure that when we hand the keys over at the completion of the project, the client is making the call to Teal for the next project. Each project builds a relationship between the client and design team.

Teal works in full transparency and will provide all information to the client and design team. As we build our estimate the subcontractor proposals will be reviewed by all parties so that everyone on the team feels comfortable with the total estimate that is being provided.

As a steward of the Owners funds it’s Teal’s job to deliver a GMP that meets the Owner’s budget. Understanding the goals of the Owner and End Users from the beginning of preconstruction we can guide the design team to develop construction documents that will secure a GMP that is in the client’s budget. By working with the design team on building systems and material reviews Teal is able to recommend the best options for the buildings. When estimates are not in the budget of the Owner Teal will value engineer the building. Value Engineering doesn’t always mean reducing scope or cutting needs out of the program, we work first with our subcontractors to provide equipment, material, or means and methods substitutions to work on lowering the budget. The substitutions will not reduce the quality of the product.

GMP PROJECT SAVINGS			
Project Name	Owner	GMP Contract	Savings Returned
Acres Homes Academic Campus	Houston Community College	\$8,260,000	\$ 42,700
Bracewell Neighborhood Library	City of Houston	\$4,650,000	\$168,140
Oakforest Neighborhood Library	City of Houston	\$3,476,840	\$ 50,000
Central Pharmacy Fill	Harris Health Systems	\$1,257,518	\$113,030
ACS Smith Clinic Renovation	Harris Health Systems	\$ 703,472	\$ 45,300

5.3.3.2.4. Describe the team’s past performance working together and/or describe the steps the team has taken to promote integration and a collaborative working environment. TFC reserves the right to award more points to those teams who have worked together in a collaborative delivery model.

Teal and LAN are currently working on Aldine ISD Eisenhower High School as well as proposing on multiple Design Build projects together. Both of us have worked with the Houston Airport System and City of Houston. Our team will work together with integrity, honor our commitments, and promote a collaborative working environment for all. Throughout phases of the project all documents and work completed is open for review to Owner. We work in a transparent approach to give the owner a peace of mind that the product that they are expecting is what they receive when completed. During the bidding phase, we conduct pre and post bid interviews with subcontractors both to make sure they can perform the job and that they understand what their scope of work contains. This will help ensure that all parties including the subcontractors are all on the same page when the contracts are written. The construction phase is greatly benefited from a transparent approach by allowing open lines of communication and the ability to fully comprehend all aspects of the project.





DESIGN-BUILD ENGINEERING, PERMITTING, AND DESIGN PAST PERFORMANCE



5.3.3.3. DESIGN-BUILD DESIGN, ENGINEERING, AND PERMITTING PAST PERFORMANCE

5.3.3.3.1. Describe the DBF's past performance in managing the design process.

A focus on customer service, responsiveness, willingness to adapt it's organization and procedures to meet the customers' unique needs, and a commitment to quality and teamwork are all virtues that define a successful Design Build Contractor. Our team is the first choice when a project is critical, budget constrained, or technically challenging. We believe we have earned this status by proactively organizing our forces to best meet our client's needs, responding quickly and reliably when they have urgent requests, and offering value added services that other contractors cannot. Our team is committed to continuing and improving upon the high level of service that has earned us the trust and high visibility projects required by the City.

SAFETY AT THE FOREFRONT

Our main task or goal is to provide a safe environment for the employees, public, and patrons while limiting disruption to their everyday activities. In the preconstruction phase we will develop with the design team and owner logistics plans for each phase of the project and transition plans to ensure productivity isn't lost. Our logistic plans will online the site layout and distinguish way finding for the construction phase of the project. We will meet with our construction team to build a site specific safety plan and distribute all safety guidelines during the preconstruction buy-out phase to all subcontractors. By planning our safety in preconstruction we will eliminate major accidents during construction.

COST MANAGEMENT

Our estimating approach starts with understanding the particular vision for the project. It is imperative that we provide reliable budgets throughout the design phase of the project to ensure we can manage the budget throughout the construction phase. A successful project must be built upon solid estimating and budget development. It is Teal's responsibility as your DB to provide the Owner and your consultant team with dependable budget information. Our estimating procedures are designed to ensure that the project will be successfully completed within the parameters of the Owner's scope, and all construction-related expenditures will be thoroughly reviewed and documented.

Each of Teal's estimates will build upon the previous one in a repetitive process that continues through the preconstruction phase. As a result, successive estimates will provide the Owner and the project stakeholders with detailed and accurate information, in which the team can utilize to make numerous informed project decisions. Our estimating process is open book. Teal's goal is to achieve an optimal balance between the desired program, functional requirements and fiscal realities for the Owner.

The Owner will be involved throughout the full preconstruction phase for questions, concerns, and ensuring what is being designed is what the Owner is looking for. We look at each project as a partnership and want to make sure that when we hand the keys over at the completion of the project, the client is making the call to Teal for the next project. Each project builds a relationship between the client and design-build team.

Teal works in full transparency and will provide all information to HAS. As we build our estimate the subcontractor proposals will be reviewed by all parties so that everyone on the team feels comfortable with the total estimate that is being provided.

As a steward of the Owner's funds it's Teal's job to deliver a GMP that meets the Owner's budget. Understanding the goals of the Owner and End Users from the beginning of preconstruction we can guide the design team to develop construction documents that will secure a GMP that is in the client's budget. By working with the design team on building systems and material reviews Teal is able to recommend the best options for the buildings. When estimates are not in the budget of the Owner Teal will value engineer the building. Value Engineering doesn't always mean reducing scope or cutting needs out

PRECONSTRUCTION PHASE

PROGRAMMING PHASE

- Coordinate Project Wants & Needs*
- Facilitate a Design Plan*
- Research Materials & Equipment*
- Designate Operational Requirements*
- Scope of Work Matrix*

SCHEMATIC DESIGN

- Preliminary Design Ideas*
- Design Review*
- Control Budget*
- Transparency & Communication*

DESIGN DEVELOPMENT

- Detailing of the Design*
- Constructability Reviews*
- Variance Reports*
- Budget Updates*
- Document Reviews*
- Transparency & Communication*

CONSTRUCTION DOCUMENTS

- 30%, 60%, 90% Drawing Release*
- Constructability Reviews*
- Variance Reports*
- 30%, 60%, 90% Estimates*
- Subcontractor Bidding*
- GMP Proposal*
- Permit Plans*
- Transparency & Communication*



of the program, we work first with our subcontractors to provide equipment, material, or means and methods substitutions to work on lowering the budget. The substitutions will not reduce the quality of the product.

SCHEDULE MANAGEMENT

The ability to work as a team starts at the beginning of the project when the project team clearly defines the goals for the project. When building the goals the team has to have a full understand of the client's vision for the project and all outcomes and expectations that are present for the project. During this time we will establish a preconstruction and construction schedule to use throughout the project duration. Each schedule will be updated monthly to ensure that all team members are meeting our deadlines. All of the ground work that we (Teal Construction, Owner, and Design Team) have laid to keep a transparent and cohesive process in the preconstruction phase, will greatly benefit the construction phase by eliminating any questions of the communication lines and construction outcomes.

Preconstruction methods of reaching project timeline goals included determining if the project will need early release packages. The typical packages include structural steel, mechanical equipment, and site work. As we develop our baseline schedule we will work with the team to establish if and what early release packages are necessary. The schedule is updated with each drawing released.

QUALITY CONTROL & ASSURANCE

Quality assurance is vital for a successful project. All of the project team firm's principals are involved in each of the phases of the work. Principals are just steps away from the project managers and the production staff throughout the phases. Our team maintains weekly in-house meetings of the principals to track our workload and bi-weekly staff meetings to receive updates on the status of each project. Teal and its consultants manages projects and staff with project management software that allows us evaluate task assignments and project deadlines to ensure compliance with project schedule. We also address digital data safety and redundancy for insurance of digital design document misfortune; should documents be lost we holds backups of all documents on a daily basis. Data safety is critical for quality control efforts.

CONSTRUCTABILITY INPUT

The project team that we are providing have all worked together before and understand how to hurdle even the most complex of obstacles. Our advanced background in construction make us an asset in the design phase of the project to provide constructability input as the project develops. A constructability review will be done with each phase of design to determine if there are built-in issues, flaws that may impede construction or factors that may cause impact to any stakeholders in terms of time, cost, or quality. Teal will provide alternative design opportunities, discipline coordination and compliance, and confirm that a strict adherence is being followed to the project scope.

Design Assist Project Example: Bracewell Neighborhood Library

The Bracewell Neighborhood Library has the epitome of a grand entry with the structural detailing and clerestory windows. The distinctive entry provide a location for all patrons to not be confused on where to enter the building like many government buildings. Constructability reviews and design assist were done during preconstruction to help draw out the piece of sheet metal that wraps the canopy above the door. Teal worked with sheet metal subcontractors and the architect to design a product that could be to cover this area, there was a special attention to detail so that the metal did not have an oil can effect and it would properly tie-in with the building and roof.

Design Assist Project Example: Acres Homes Campus

Teal Construction was brought on at 50% Construction Documents in the preconstruction phase for the HCC New Acres Homes project. During our initial constructability review, we found that multiple exterior walls clad in masonry were sized incorrectly and did not meet windload regulations due to the size of the metal stud and height of the wall. We worked with our gypsum wall assemblies' subcontractor to provide the design team with a design that would suffice the windload regulations and ensure the structural integrity of the building was sufficient.



5.3.3.3.2. Describe the team’s past performance with designing and permitting Projects of Similar Scope and Complexity. Include a description of any issues or problems that arose on the project and how those issues or problems were resolved.

LAN has extensive experience providing professional engineering services for the study, design, and development of facilities for local and state governments, publicly-funded Universities, and other institutions in Austin and throughout Texas. The majority of our team’s experience is renovations and upgrades projects for public buildings that must continue to operate 8 hours a day, 12 hours a day, and 24 hours a day. We regularly work alongside these clients to continuously upgrade their inventory while allowing them to continue meeting their mission. We assess their needs, develop the recommendations they need to consider, and implement the solutions they choose.

LAN has decades of experience providing the services TFC requires for this Deferred Maintenance project. Our proposed team has performed millions of square feet of facility and building systems assessments and designed solutions to upgrade aged or replace and repair deficient MEP equipment for dozens of projects. We bring TFC the same team responsible for delivering more than 60+ building renovations and upgrades projects in recent years and assisting our publicly-funded clients prioritize and plan hundreds of millions of dollars in capital improvements projects for their facilities.

DEFERRED MAINTENANCE AND FACILITY REPAIR AND REPLACEMENT PROJECTS

LAN is experienced in all phases of MEP, structural, and architectural facility system repair and replacement projects, from initial evaluation and recommendations through design, construction, and closeout. We have designed, constructed, and commissioned in many fully occupied, multi-story buildings to fully execute these renovation and upgrades projects. We are experienced working alternative delivery methods of construction for these project-types, and are flexible integrating early contractor involvement during scheduling, cost estimating, subcontractor procurement, tracking, and construction administration.

RENOVATIONS IN SECURED AND OCCUPIED BUILDINGS

Engineering solutions for systems in occupied buildings requires special care and attention to the needs of the occupants. Most of our work involves renovations projects to public facilities while the business of governing continues unabated. LAN has modified or replaced mechanical and electrical systems while office work continues, laboratory experiments proceed, medical operations are conducted, passengers and freight continue to flow, and security remains uninterrupted. We work closely with users, operators, and the DB/CMaR to design systems that can be installed without adversely impacting daily operations. We use construction phasing techniques; perform noise, vibration, and dust abatement studies; temporary services so systems stay online; and schedule weekend and night-time work when possible. In all cases, our team has completed renovation projects described in this section reaching targeted goals and ensuring the work day or critical “in-session” schedules are not drastically affected.

WORKING WITH ALTERNATIVE PROJECT DELIVERY MODELS

As alternative delivery methods continue to gain popularity, LAN remains deeply committed to working in these environments. LAN has extensive experience with design-build and construction manager at risk (CMaR) projects. These can be extremely effective delivery methods and we engage the construction manager as part of our collaborative team early on in the design process before construction begins. Benefits to effective, early engagement of the contractor include reduced risk, increased safety, reduced project costs, predictable schedules, and more. In order to minimize disruption during construction, we work closely with our contractor partner to develop construction phasing/sequencing options. Items also include work move plans, life safety plans, and preparing cost estimates.

PERMITTING

Over the past 25 years, LAN has delivered over 400 projects where permitting played a significant role in project success. LAN’s approach to permitting, regardless of entity, revolves around communication, engagement and responsiveness. Once we understand what is important to an entity and the specific processes they follow, we remain engaged with each entity contact to keep them involved with the team as projects advance through design development. This type of engagement follows hand-in-hand with the steps we take during design submittal review bring stakeholder on board as a member of our development team.

The LAN Team approach to managing design submittal reviews begins with design interaction that takes place prior to the actual release of a design package for review. We strive to build a relationship with relevant stakeholders and jurisdictional authorities from the onset of project concept development in order to obtain feedback throughout the entire design process. Through this relationship, our design team performs informal “over-the-shoulder” reviews to explain various elements of design progression and provide opportunities for an open dialog that help us identify concerns and



opportunities while proactively managing expectations.

Compliance with industry standards and project criteria is not always compatible with satisfaction of requests from third parties though. As the designer of record, it is our job to understand requests, identify conflicting perspectives, seek clarification from the entity, and recommend courses of actions meet the needs of the owner. Through this process, we have the opportunity to address and communicate actions during design development that are reflected in design packages as 'No Surprise submittals. Reviewers and permitting entities understand what they are going to see, even before they see it – reducing comments during the review and expediting permit processing.

Mechanical Systems

- Central plants and campus distribution
- Cogeneration
- Large and small scale HVAC systems
- Industrial ventilation
- Laboratory ventilation
- Energy modeling
- Retro-commissioning
- Pneumatic and DDC control systems
- Geothermal systems
- Boilers
- Heat exchanges
- Steam and chilled water systems
- Medical gases

Electrical Systems

- Interior lighting
- Exterior lighting for streets and parking
- Security
- High, medium, and low voltage distribution systems
- Substations and switchgear
- Safety and touch-potential grounding systems
- Telecommunications distribution wiring
- Audiovisual systems, alarm and notification systems
- Access control and security systems, monitoring and SCADA systems

Plumbing Systems

- Domestic water, fire water, non-potable water
- Sanitary waste and industrial waste piping
- Laboratory waste piping for toxic and corrosive products
- Medical gases, compressed air, and deionized water
- Fueling and lube oil distribution
- Storm collection and drainage
- Oil separation
- Pumping for pressurization, flow, and sanitary lift

Structural Systems

- Steel and concrete frame
- Load-bearing masonry and tilt-up concrete
- Matt, spread footing, pier and piling foundations
- Below grade and water containment structures
- Windstorm requirements
- Platforms, access structures, and equipment support
- Marine structures & piers
- Bridges, retaining walls, and pavements
- Forensic investigations
- Vibration/ movement analysis

Civil Systems

- Storm drainage for surface flow
- Catchments for piped systems, retention, detention, storm event modeling, water quality monitoring
- Parking and traffic analysis
- Roadways from alleyways to interstates
- Aircraft pavements and FAA coordination
- Water and waste treatment systems, pumping, and distribution systems
- Transit planning and system design
- Wharfs & storage yards analysis

Architectural Systems

- Master planning & strategic planning
- ADA and accessibility design
- Anti-terrorism and force protection design Curtain wall and storefront systems
- Wood, metal and pre-engineered framed wall systems
- Insulated metal, and refrigerated panel wall systems
- Moisture protection/ remediation
- Historical restoration
- Single ply, modified, built-up, and metal roofing systems
- Interiors and wayfinding design



5.3.3.3.3. Describe the software used by the team for design services, including a description of the Building Information Modeling system or other specialized software the team would utilize for this Project.

PRECONSTRUCTION

As a leader in our industry providing A/E design services, LAN has always taken a very proactive approach towards technology to provide the best service to our clients and make their world easier. Since the mid 1980's when computer aided software made its way into the design and construction industry, LAN made it a point to be on the frontline Beta testing new software's that could be beneficial in our work production and our clients deliverables.

This desire to be at the leading edge of incorporating technology into our work production brought LAN to total production of construction drawings using AutoCAD and Bentley Microstation in 2000. Today, LAN produces all construction drawings using Building Information Modeling (BIM) software using Civil 3D, Revit, and Navisworks primarily but with our experience and expertise, we still can provide our clients whatever 2D output they desire such as AutoCAD or Microstation. Additionally, our structural group also utilizes 3D software such as RAM Structural Systems and STADD for modeling framing and foundations.

For projects such as interior buildouts, or larger higher profile jobs requiring fly-throughs or renderings, LAN primarily relies on five rendering softwares. For conceptual level and planning, LAN uses Sketch-up, Rhino, and Photoshop. Where photo realistic quality and accuracy is desired, LAN primarily utilizes Revit along with a sister plug-in called Enscape.

LAN's corporate standard for documents, specifications, spreadsheets, estimates, slide-deck presentations and emails is Microsoft Office Suite (Word, Excel, Powerpoint, and Outlook). For our clients that desire data file sharing capabilities, LAN offers expertise and experience using BIM 360 and Newforma Data Management software as well as using it for our own everyday in-house use.

Lastly, we can provide assistance with your capital planning needs. LAN has experience and expertise on a daily basis helping clients all over the state developing asset management systems and inventory databases utilizing technology software tools such as FacilityView and Clockworks.

LAN USES THE LATEST WEB-BASED PROJECT MANAGEMENT SOFTWARE AND DESIGN AND 3D MODELING SOFTWARE:

- AutoCAD
- Civil 3D
- BIM 360
- Revit
- Enscape Modeling
- Newforma
- RAM Structural System
- STADD
- Primavera P6
- Microsoft Project
- FacilityView
- Clockworks
- Navisworks
- Microstation
- Sketch-up
- Rhino
- Adobe (Photoshop)
- Microsoft Office

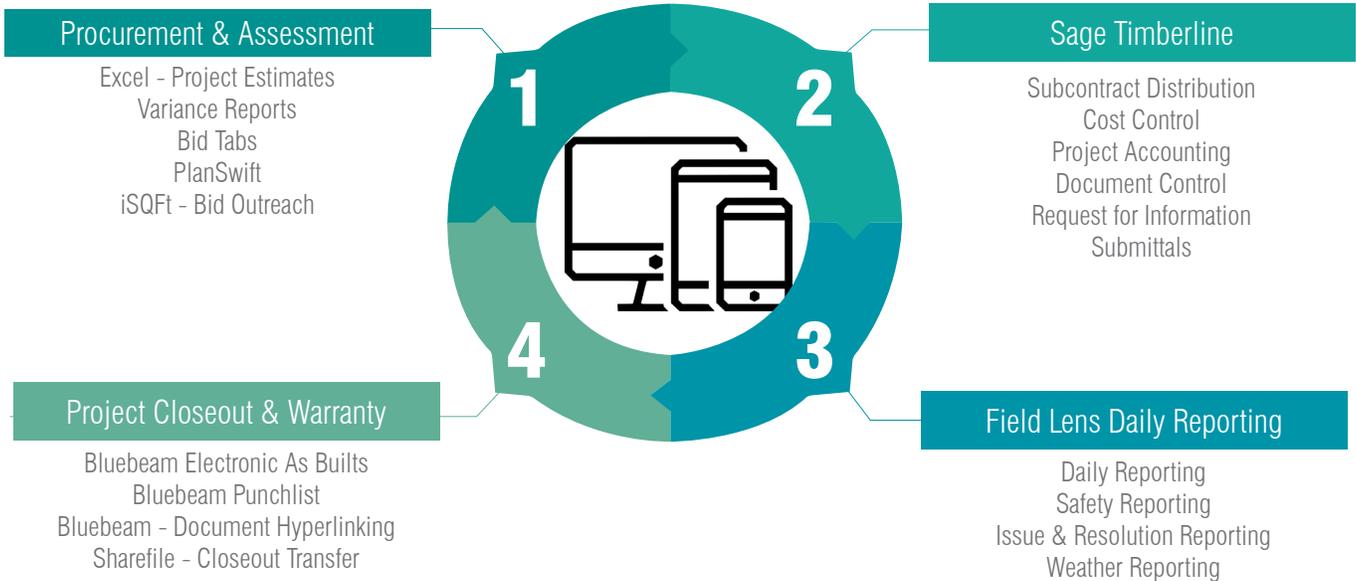


CONSTRUCTION

The use of technology on our jobs is pertinent in the control of the project. Control via technology is required to ensure the safety of the workers and general public, and to ensure that the trades are put in a position to succeed so that the project can be delivered on time and within budget. Your project team will provide general direction for work, ensure quality of the installation, and establish procedures for communication from the top to the bottom of the organization chart.

The atmosphere created by Teal Construction allows for a team approach with open lines of communication to better facilitate problem solving. We will monitor progress daily and demand additional equipment or resources from trades as required to maintain the schedule.

All of our Superintendents are provided a laptop, iPad, and smart phone. The iPad has plans, project documents, and multiple apps (see below) that provide them with the ability to instantly communicate. The Superintendent uses these electronics to manage safety, quality, field reporting, and all of your project needs.



5.3.3.3.4. List all professional registrations and/or certifications that are relevant to the work associated with the Project such as DBIA, PMP, PE, AIA, etc.

LAN’s proposed team members have the following registration/certifications that are relevant to the work:

- Registered Architects
- American Institute of Architects
- LEED Accreditation
 - LEED GA
 - LEED AP BD+C
- Professional Engineer
- Certified Energy Manager
- Certified Energy Auditor
- Green Building Engineer
- Sustainable Design Professional
- Certified Flood Plain Manager





DESIGN-BUILD CONSTRUCTION PAST PERFORMANCE



5.3.3.4. DESIGN-BUILD CONSTRUCTION PAST PERFORMANCE

5.3.3.4.1. Describe the DBF's past performance with construction management and construction of Projects of Similar Scope and Complexity. Include a description of any issues or problems that arose on the projects and how those issues or problems were resolved and examples of creative problem solving.

Below are examples of creative, proactive, problem solving done during the design phase to help reduce construction cost or time

i. Teal proposed with the support of local electrical service provider to install a pole with underground electrical versus the designed pad mount transformer. The building did not require the size transformer needed and the ability to install the pole and underground saved the project time. Switching the permanent power method reduced the construction cost of the project. The due diligence done during the preconstruction through meetings with the electrical provider reduced the project schedule.

ii. The multi-building project had three out of the four structural systems specified to be pre-engineered metal building. Teal proposed to make the fourth building pre-engineered metal building structure which with studies proved that it would not conflict with floor plan. Changing the structural system in the fourth building allowed Teal to procure all four buildings at the same time with a cost reduction and shortened the construction schedule.

iii. A popular pre-engineered metal walkway canopy was designed at the front of the school spanning the width. Our superintendent while participating in the preconstruction phase of the project proposed to tie both north and south side columns into the stormwater system. This suggestion was from a previous project in which only one side of the canopy had the columns tied into the storm system and with the abundance of rain at times in our region caused an overflow of water in the front of the building in turn causing more water being tracked into the building during a torrential down pour. Tying both sides of columns into the stormwater system reduced maintenance on the building and resulted in a better school facility.

iv. During the GMP development and bidding phase of the project, our concrete subcontractor brought to our attention to difficulty of the type of piers that were to be poured at this building. The construction documents called for over 90 'slurry' piers which is an expensive and long process for foundations. The other issue was the site had a building that was demolished with the building's piers only cut three feet below grade and the new owner did not have the existing plans. If an existing pier was hit during the construction of the new foundation then the construction would stop and a remedy would have to happen. Our subcontractor brought up the option of pouring grade beams versus piers which would reduce the cost in the foundation and construction time. Both structural engineer and geotechnical engineer agreed that this could be a solution and Teal paid the structural engineer to revise the foundation plans accordingly.

v. Teal proposed using the existing site landscape meter versus installing a new landscape meter. The existing meter was in a better location that would reduce irrigation main runs and had the same capacity as the new meter. Through due diligence, city taps & meter communication, and site inspections to ensure the validity of the existing meter Teal was able to reduce the construction budget by using the existing meter.

Below are examples of creative, proactive, problem solving done during the construction phase to help reduce construction cost or time

i. During the construction, there was an area on the North side of the property, outside a driveway was to be hydromulched. This area had a steep swale and security fencing that would both be difficult to mow around, Teal proposed to install bull rock in these areas to reduce landscape maintenance and operating costs and shortened the length of time for construction.

ii. Teal worked with our ceramic tile subcontractor to provide the design team with an equivalent tile after the basis of



design tile was discontinued by the supplier. Our subcontractor provided the Owner and designer with multiple options which stayed in the initial budget and allowed the project to progress as per the construction schedule.

iii. Teal worked with our ceramic tile subcontractor to provide the design team with equivalent quality tile options after the drawings were revised during construction to have an overage of ceramic tile in the restrooms resulting in an overage in cost. The original basis of design included two high dollar tiles which weren't going to meet budget in the increase of material added to the project. Teal provided the Owner and Design team with one tile versus the two and helped design a pattern that provided aesthetic value to the space without increasing the Owner's budget. The quality of tile was kept, but a less expensive tile was used.

iv. Y-Strainers for the chilled water system were left out of the design documents and not discovered until the building was going through final commissioning and final inspections. The initial resolution was to install Y-strainers at each FPT unit on the hot water supply which would total 20+ strainers and have a strong chance of damaging multiple surfaces as the building was completed. With open communication between Teal, our HVAC subcontractor, commissioning agent, and mechanical engineer, a resolution was brought that if we installed a fine mesh strainer basket versus regular mesh strainer at the pump we would reduce both price and construction schedule time. This would also reduced the almost certainty destruction to the completed building finishes.

v. After the Texas Accessibility inspections there were two major issues that arose, one in the unisex restroom the millwork encroached on required space allowances and the code blue phone at the front the building required a cane rail due to the protrusion into the entry sidewalk neither were caught on the construction documents. Teal Superintendent suggested that if we shortened the counter space we would not encroach in the limits and not have to install a wall hung sink that would not be as aesthetically pleasing as the countertop. For the cane rail, which wasn't manufactured in the length that was needed, Teal's Superintendent proposed to use a pull door handle that would be threaded to receive bolts to be epoxyed into the concrete sidewalk. The length of the pull door handle met the requirement in length and height and also provided a inconspicuous fix to the ADA issue. These examples did not reduce the construction budget nor the construction schedule, they were paid through remaining contingency funds and with the intuitiveness of Teal's team allowed for less destruction to a completed building, inconspicuous revisions to a building without reducing the quality of the building, and allowed our Owner to pass the final ADA inspection.

5.3.3.4.2. Include in the narrative the team's approach to the following tasks that are specific to the Project to include but not limited to the following:

5.3.3.4.2.1. Sequencing construction activities to maximize efficiency and minimize impact on the Owner;

Teal understands that scheduling of these projects is important. By engaging TFC in the preconstruction phase to establish key dates of move in, no work times, and other important factors that build the schedule we can get a better grasp on when completion is essential. We will put together logistics, safety, and quality assurance plans in the preconstruction phase to help assess our schedule and guarantee the timely completion of each facility. Teal understands hitting the major milestones throughout the construction phase is our top priority to ensure the buildings will be ready for TFC & the DPS region.

5.3.3.4.2.2. Assessing whether the DBF has achieved performance requirements;

Teal Construction measures each project by did we provide the best quality, efficient, and productive services to our client and design team that resulted in an on time completion and in-budget project. After every project completion a 'lessons learned meeting' is done with the full project team to determine what we did well and what we can do better next time. Each person on the team has a different learning experience from the project and will gain 'atta boy' and constructive criticisms that will grow their career.

Key measures that can be quantified: Was the project completed on time? Was the project completed early? Did we have unexpected change orders? Did we provide savings to the Owner? How many days was the punchlist completed? How long did close out, final payment and retainage take? Where there any safety incidents?

Key measures that can be qualified: Did we deliver a product that will add to our portfolio and one that we will not be having warranty issues on in the future? Have we gained a client for the future? Have we gained a design team for the future? Did we gain new partnerships with subcontractors and nurture the existing relationships? Did we deliver on all of our promises made throughout the project?

The most successful projects result in a continued client for life. That is the true testament of any business is the repeat clients that they have. The amount of continued clients testifies that we put the owner and end user first.



5.3.3.4.2.3. Preparing and submitting accurate construction cost estimating;

Each of Teal's estimates will build upon the previous one in a repetitive process that continues through the preconstruction phase with each design document release. As a result, successive estimates will provide the Owner and the project stakeholders with detailed and accurate information, in which the team can utilize to make numerous informed project decisions. Our long relationships with local subcontractors allow us to bring them in during the preconstruction phase of the project to provide feedback on the design and pricing of the project. Our estimating process is open book. Teal's goal is to achieve an optimal balance between the desired program, functional requirements and fiscal realities for the Owner.

The Owner and Architect will be involved throughout the full preconstruction phase for questions, concerns, and ensuring what is being designed is what the Owner is looking for. We look at each project as a partnership and want to make sure that when we hand the keys over at the completion of the project, the client is making the call to Teal for the next project. Each project builds a relationship between the client and design team.

Teal works in full transparency and will provide all information to the client and design team. As we build our estimate the subcontractor proposals will be reviewed by all parties so that everyone on the team feels comfortable with the total estimate that is being provided.

As a steward of the Owners funds it's Teal's job to deliver a GMP that meets the Owner's budget. Understanding the goals of the Owner and End Users from the beginning of preconstruction we can guide the design team to develop construction documents that will secure a GMP that is in the client's budget. By working with the design team on building systems and material reviews Teal is able to recommend the best options for the buildings. When estimates are not in the budget of the Owner Teal will value engineer the building. Value Engineering doesn't always mean reducing scope or cutting needs out of the program, we work first with our subcontractors to provide equipment, material, or means and methods substitutions to work on lowering the budget. The substitutions will not reduce the quality of the product.

5.3.3.4.2.4. Change orders; and

With the delivery method having a Guaranteed Maximum Price, any changes would be an Owner requested change or unforeseen condition. All changes will be distributed to subcontractors via Sharefile and with a memorandum from Timberline to track in a log. A hard copy of changes will be kept onsite for subcontractors to review. Depending on the changes that are made, if they may result in a change order or change in time, we give our subcontractors 1 week, dependent on the size of the change, to return any change proposals for review. Our Estimator and Project Manager review the change documentation as well to construct as estimate. We will present all information to the Owner and Design team, as soon as possible, if there are any changes in cost or time.

All changes throughout the project is presented in a change log. Each change log is different, drawing change log, cost change log, and time delay log.

5.3.3.4.2.5. Configuration, commissioning, and testing Projects of Similar Scope and Complexity.

LAN COMMISSIONING EXPERIENCE

Having partnered with numerous public and private clients nationwide, our commissioning team provides HAS a proven client-centered process, spanning from predesign planning to post-construction. Our experience allows us to bring a complete set of functional tests as well as being able to integrate HAS specific requirements into the FPT's. Some of our Texas commissioning clients include:

- General Services Administration Commissioning & Retro-Commissioning (7 buildings)
- Fort Hood New Operations Building Commissioning
- Scottish Rite Hospital Commissioning
- Children's Medical Center Critical Care Facility Commissioning
- Children's Medical Center Retro-Commissioning, Tower D
- Dallas City Hall, UPS and Generator Commissioning Services

TEAL COMMISSIONING EXPERIENCE

- City of Houston Bracewell Library
- City of Houston Belle Sherman Kendall Library & Community Center
- City of Houston Oak Forest Library
- Houston Community College Acres Homes Campus
- Houston Community College Felix Fraga S.T.E.M. Campus





5.3.3.5. CORPORATE STRUCTURE QUESTIONNAIRE

5.3.3.5.1. Describe the corporate structure of the DBF and complete the corporate structure questionnaire for the DBF and all Team members in the form set forth in Attachment E, Corporate Structure Questionnaire

RFQ 303-9-00353
DPS Statewide Deferred Maintenance

Attachment F **Corporate Structure Questionnaire**

This document has important legal consequences. Consultation with an attorney is recommended with respect to its completion or modification.

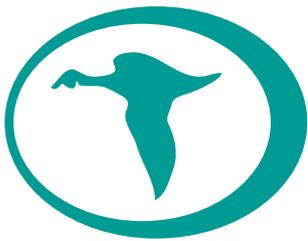
1. Respondents shall complete the following information for the Proposed Design-Build Firm and all proposed Design-Build Team Members:

Legal Name	Teal Construction Company
Street Address	1335 Brittmoore Road Houston, TX 77043
Mailing Address	1335 Brittmoore Road Houston, TX 77043
Point of Contact	Jennifer King
Position	Director of Preconstruction
Email	jenniferking@tealcon.com
Telephone Number	713.465.8306
Fax Number	713.465.5810
Type of Business	Corporation
D-U-N-S Number	N/A
Federal Tax Identification Number	74 1467034
State Contractor's Registration Number (if applicable)	N/A
State Business License Number (if applicable)	N/A

2. If the Proposed Design-Builder is a Joint Venture, Respondents must:

- a. Submit the above information for the legally formed Joint Venture as well as for each member of the Joint Venture; and
- b. Attach a copy of the executed Joint Venture Agreement to this form.





Teal Construction Company
1335 Brittmoore
Houston, TX 77043

p: 713.465.8306
jenniferking@tealcon.com

Commissioners
 William Allensworth
 Steve Alvis
 Patti C. Jones
 Rigoberto "Rigo" Villarreal
 C. Price Wagner



Executive Director
 Mike Novak

Mailing address:
 P. O. Box 13047
 Austin, TX 78711-3047
 (512) 463-3446
www.tfc.state.tx.us

ADDENDUM #1

DATE: 04/02/2019

RFQ #: 303-9-00353

TITLE: Design-Build Firm for DPS Statewide Deferred Maintenance

SUBMITTAL DEADLINE: April 23, 2019, 3:00 PM

Addendum item #1: to POST revised Request for Qualifications per addendum items below. All changes are shown in **red**. Revised Request for Qualifications document can be found on the ESBD at the following link: <http://www.txsmartbuy.com/sp/303-9-00353>

Addendum item #2: to REVISE the Request for Qualifications document as follows:

- Revise Section IV, 4.1.3 to change A/E to Project Architect
- Revised Section IV 4.2 to increase the required copies from four (4) to five (5) copies
- Revise Section IV, 5.2.3 to change A/E to Project Architect

Addendum item #3: to ANSWER questions from potential Respondents:

#	QUESTION	ANSWER
1	Will ONLY ONE design-build firm be awarded for all projects listed on Attachment D, or will MULTIPLE firms be awarded based on project regions?	It is TFC's intention to award to one design-build firm for all regions.
2	What pricing are you going to be asking for in the RFP stage?	The pricing request will be provided to the Short-Listed Respondents during Phase II of the solicitation.
3	What's the expectation on the project list? For example, are you expecting the jobs to be done concurrently or consecutively?	TFC is allowing the DBF to propose the best method and scheduling to perform the services.
4	Is commissioning part of the scope, or is that done by a third-party? Are there any other services that will be done by a third-party?	TFC will contract with third party consultants for the following services: Geotechnical Engineering Services, Construction Materials Testing, Environmental Testing, Hazardous Materials Testing and Design and Monitoring, Commissioning, HVAC Test and Balance. Hazardous Materials Abatement and Notification may be included in the cost of work. DFB would be responsible for any pre-commissioning required by construction documents or any independent testing beyond what is required.
5	Would third-party testing be on a separate solicitation?	Depending on the size, TFC may use IDIQ vendors currently under contract or do a separate solicitation.
6	Do you have a final completion date for the project?	The only time constraint we have provided is that the project should be complete within 540 calendar days.

#	QUESTION	ANSWER
7	How big is the TFC Project Team?	There will be one TFC Project Manager.
8	The list provided is by region. Is there a priority list of what work is in the scope?	TFC will provide an expanded project list with specific scope items during Phase II of the solicitation. Within the expanded list, there are some items that are absolute priorities. The remaining items will be left up to the DBF to prioritize the work.

Addendum item #4: to PROVIDE sign-in sheets from the pre-submittal conferences. See attached list below.

All other aspects of the RFQ # 303-9-00353 remain as is.

Rico Gamino

TFC Procurement Department

Phone: 512-936-3567

Email: rico.gamino@tfc.state.tx.us

RECEIPT OF ADDENDUM #01 OF RFQ #303-9-00353

IN YOUR SUBMITTAL THE RESPONDENT SHALL ACKNOWLEDGE RECEIPT OF THIS ADDENDUM.



Respondent Signature

4/22/19

Date

JENNIFER KING

Printed Name

TEAL CONSTRUCTION

Company Name

Commissioners
William Allensworth
Steve Alvis
Patti C. Jones
Rigoberto "Rigo" Villarreal
C. Price Wagner



Executive Director
Mike Novak

Mailing address:
P. O. Box 13047
Austin, TX 78711-3047
(512) 463-3446
www.tfc.state.tx.us

ADDENDUM #2

DATE: 04/11/2019

RFQ #: 303-9-00353

TITLE: Design-Build Firm for DPS Statewide Deferred Maintenance

SUBMITTAL DEADLINE: April 23, 2019, 3:00 PM

Addendum item #1: to ANSWER questions from potential Respondents:

#	QUESTION	ANSWER
1	In Attachment B, Section IX. Consideration has a breakdown of the Pre-Construction fees and the Construction Phase Fees. Does this need to be completed for Phase I of the process?	The Attachment B, Design Build Contract Template was provided for reference material only. The contract does not need to be completed or submitted during the solicitation. The contract will be negotiated with the top ranked Respondent after selection.
2	Is Attachment B just for our reference?	See answer to Question #1 above.

All other aspects of the RFQ # 303-9-00353 remain as is.

Rico Gamino

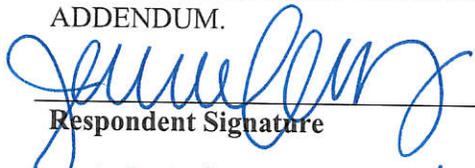
TFC Procurement Department

Phone: 512-936-3567

Email: rico.gamino@tfc.state.tx.us

RECEIPT OF ADDENDUM #02 OF RFQ #303-9-00353

IN YOUR SUBMITTAL THE RESPONDENT SHALL ACKNOWLEDGE RECEIPT OF THIS ADDENDUM.



Respondent Signature

JENNIFER KING

Printed Name

4/22/19

Date

TEAL CONSTRUCTION

Company Name

Texas Facilities Commission

Physical address: 1711 San Jacinto Blvd, Austin, Texas 78701

★ Planning and administering facilities in service to the State of Texas ★

Commissioners
William Allensworth
Steve Alvis
Patti C. Jones
Rigoberto "Rigo" Villarreal
C. Price Wagner



Executive Director
Mike Novak

Mailing address:
P. O. Box 13047
Austin, TX 78711-3047
(512) 463-3446
www.tfc.state.tx.us

ADDENDUM #3

DATE: 04/12/2019
RFQ #: 303-9-00353
TITLE: Design-Build Firm for DPS Statewide Deferred Maintenance
SUBMITTAL DEADLINE: April 23, 2019, 3:00 PM

Addendum item #1: to REVISE Section 20.2.1 Requirement to Utilize HUB Compliance Reporting System as follows:

FROM:

20.2.1. Requirement to Utilize HUB Compliance Reporting System. Pursuant to Texas Administrative Code, Title 34 §§ 20.85(f)(1)(2) and 20.287(b), TFC administers monthly Hub Subcontracting Plan (HSP) to include the Progressive Assessment Report (PAR) compliance monitoring through a HUB Compliance Reporting System known as B2G. Contractor and Contractor's Subcontractors must submit required PAR information into the B2G system as a condition of payment. Any delay in the timely submission of PAR information into the B2G system will be treated as a deficiency and the payment request will be subject to suspension until such deficiency has been resolved.

TO:

20.2.1 Requirement to Utilize HUB Compliance Reporting System. Pursuant to Texas Administrative Code, Title 34 §§ 20.85(f)(1)(2) and 20.287(b), TFC administers monthly HSP-PAR compliance monitoring through a HUB Compliance Reporting System commonly known as B2G. The successful Respondent and any subcontractors must submit required PAR information into the B2G system. Any delay in the timely submission of PAR information into the B2G system will be treated as an invoicing error subject to dispute under Tx. Gov't Code Section 2251.042.

All other aspects of the **RFQ # 303-9-00353** remain as is.

Rico Gamino

TFC Procurement Department
Phone: 512-936-3567
Email: rico.gamino@tfc.state.tx.us

RECEIPT OF ADDENDUM #03 OF RFQ #303-9-00353

IN YOUR SUBMITTAL THE RESPONDENT SHALL ACKNOWLEDGE RECEIPT OF THIS ADDENDUM.

Handwritten signature of Jennifer King in blue ink.

Respondent Signature

Printed Name

JENNIFER KING

4/22/19

Date

Company Name

TEAL CONSTRUCTION

Texas Facilities Commission

Physical address: 1711 San Jacinto Blvd, Austin, Texas 78701

★ Planning and administering facilities in service to the State of Texas ★

Commissioners
William Allensworth
Steve Alvis
Patti C. Jones
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C. Price Wagner



Executive Director
Mike Novak

Mailing address:
P. O. Box 13047
Austin, TX 78711-3047
(512) 463-3446
www.tfc.state.tx.us

ADDENDUM #4

DATE: 04/16/2019

RFQ #: 303-9-00353

TITLE: Design-Build Firm for DPS Statewide Deferred Maintenance

SUBMITTAL DEADLINE: April 23, 2019, 3:00 PM

HUB Subcontracting Plan (HSP) Clarification:

The HSP can be submitted 2 ways:

1. The Design Build Firm (Prime Respondent) and their selected Project Architect will **each** submit one (1) HSP for a total of 2 plans submitted with the Design Build Firm's response:
 - a. The Design/Build Firm (Prime Respondent) will submit one (1) HSP that lists the selected subcontractors for pre-construction services; and
 - b. The Design/Build Firm's (Prime Respondent) selected Project Architect will submit an HSP listing their selected subcontractors.

OR

2. The Design/Build Firm (Prime Respondent) will submit **one** (1) HSP, and will list the selected Project Architect as a subcontractor, and the selected Project Architect will list their selected sub-consultants as 'second tier'.

Please ensure you document the required good faith effort in your submittal.

All other aspects of the **RFQ # 303-9-00353** remain as is.

Rico Gamino

TFC Procurement Department

Phone: 512-936-3567

Email: rico.gamino@tfc.state.tx.us

RECEIPT OF ADDENDUM #04 OF RFQ #303-9-00353

IN YOUR SUBMITTAL THE RESPONDENT SHALL ACKNOWLEDGE RECEIPT OF THIS ADDENDUM.

Handwritten signature of Jennifer King in blue ink.

Respondent Signature

4/22/19

Date

JENNIFER KING

Printed Name

TEAL CONSTRUCTION

Company Name

Texas Facilities Commission

Physical address: 1711 San Jacinto Blvd, Austin, Texas 78701

★ Planning and administering facilities in service to the State of Texas ★



HUB Subcontracting Plan (HSP) QUICK CHECKLIST

While this HSP Quick Checklist is being provided to merely assist you in readily identifying the sections of the HSP form that you will need to complete, it is very important that you adhere to the instructions in the HSP form and instructions provided by the contracting agency.

- ▶ If you will be awarding all of the subcontracting work you have to offer under the contract to only Texas certified HUB vendors, complete:
 - Section 1 - Respondent and Requisition Information
 - Section 2 a. - Yes, I will be subcontracting portions of the contract.
 - Section 2 b. - List all the portions of work you will subcontract, and indicate the percentage of the contract you expect to award to Texas certified HUB vendors.
 - Section 2 c. - Yes
 - Section 4 - Affirmation
 - GFE Method A (Attachment A) - Complete an Attachment A for each of the subcontracting opportunities you listed in Section 2 b.
- ▶ If you will be subcontracting any portion of the contract to Texas certified HUB vendors and Non-HUB vendors, and the aggregate percentage of all the subcontracting work you will be awarding to the Texas certified HUB vendors with which you do not have a continuous contract* in place for more than five (5) years meets or exceeds the HUB Goal the contracting agency identified in the "Agency Special Instructions/Additional Requirements", complete:
 - Section 1 - Respondent and Requisition Information
 - Section 2 a. - Yes, I will be subcontracting portions of the contract.
 - Section 2 b. - List all the portions of work you will subcontract, and indicate the percentage of the contract you expect to award to Texas certified HUB vendors and Non-HUB vendors.
 - Section 2 c. - No
 - Section 2 d. - Yes
 - Section 4 - Affirmation
 - GFE Method A (Attachment A) - Complete an Attachment A for each of the subcontracting opportunities you listed in Section 2 b.
- ▶ If you will be subcontracting any portion of the contract to Texas certified HUB vendors and Non-HUB vendors or only to Non-HUB vendors, and the aggregate percentage of all the subcontracting work you will be awarding to the Texas certified HUB vendors with which you do not have a continuous contract* in place for more than five (5) years does not meet or exceed the HUB Goal the contracting agency identified in the "Agency Special Instructions/Additional Requirements", complete:
 - Section 1 - Respondent and Requisition Information
 - Section 2 a. - Yes, I will be subcontracting portions of the contract.
 - Section 2 b. - List all the portions of work you will subcontract, and indicate the percentage of the contract you expect to award to Texas certified HUB vendors and Non-HUB vendors.
 - Section 2 c. - No
 - Section 2 d. - No
 - Section 4 - Affirmation
 - GFE Method B (Attachment B) - Complete an Attachment B for each of the subcontracting opportunities you listed in Section 2 b.
- ▶ If you will not be subcontracting any portion of the contract and will be fulfilling the entire contract with your own resources (i.e., employees, supplies, materials and/or equipment), complete:
 - Section 1 - Respondent and Requisition Information
 - Section 2 a. - No, I will not be subcontracting any portion of the contract, and I will be fulfilling the entire contract with my own resources.
 - Section 3 - Self Performing Justification
 - Section 4 - Affirmation

***Continuous Contract:** Any existing written agreement (including any renewals that are exercised) between a prime contractor and a HUB vendor, where the HUB vendor provides the prime contractor with goods or service, to include under the same contract for a specified period of time. The frequency the HUB vendor is utilized or paid during the term of the contract is not relevant to whether the contract is considered continuous. Two or more contracts that run concurrently or overlap one another for different periods of time are considered by CPA to be individual contracts rather than renewals or extensions to the original contract. In such situations the prime contractor and HUB vendor are entering (have entered) into "new" contracts.



HUB Subcontracting Plan (HSP)

In accordance with Texas Gov't Code §2161.252, the contracting agency has determined that subcontracting opportunities are probable under this contract. Therefore, all respondents, including State of Texas certified Historically Underutilized Businesses (HUBs) must complete and submit this State of Texas HUB Subcontracting Plan (HSP) with their response to the bid requisition (solicitation).

NOTE: Responses that do not include a completed HSP shall be rejected pursuant to Texas Gov't Code §2161.252(b).

The HUB Program promotes equal business opportunities for economically disadvantaged persons to contract with the State of Texas in accordance with the goals specified in the 2009 State of Texas Disparity Study. The statewide HUB goals defined in 34 Texas Administrative Code (TAC) §20.284 are:

- **11.2 percent for heavy construction other than building contracts,**
- **21.1 percent for all building construction, including general contractors and operative builders' contracts,**
- **32.9 percent for all special trade construction contracts,**
- **23.7 percent for professional services contracts,**
- **26.0 percent for all other services contracts, and**
- **21.1 percent for commodities contracts.**

-- Agency Special Instructions/Additional Requirements --

*In accordance with 34 TAC §20.285(d)(1)(D)(iii), a respondent (prime contractor) may demonstrate good faith effort to utilize Texas certified HUBs for its subcontracting opportunities if the total value of the respondent's subcontracts with Texas certified HUBs meets or exceeds the statewide HUB goal or the agency specific HUB goal, whichever is higher. When a respondent uses this method to demonstrate good faith effort, the respondent must identify the HUBs with which it will subcontract. If using existing contracts with Texas certified HUBs to satisfy this requirement, only the aggregate percentage of the contracts expected to be subcontracted to HUBs with which the respondent **does not** have a **continuous contract*** in place for **more than five (5) years** shall qualify for meeting the HUB goal. This limitation is designed to encourage vendor rotation as recommended by the 2009 Texas Disparity Study.*

SECTION 1: RESPONDENT AND REQUISITION INFORMATION

a. Respondent (Company) Name: TEAL CONSTRUCTION State of Texas VID #: _____
 Point of Contact: JENNIFER KING Phone #: 713.465.8306
 E-mail Address: JENNIFERKING@TEALCON.COM Fax #: 713.465.8306

b. Is your company a State of Texas certified HUB? - Yes - No

c. Requisition #: RFQ #303-9-00353 Bid Open Date: 04/23/2019
 (mm/dd/yyyy)

Enter your company's name here: TEAL CONSTRUCTION

Requisition #: RFQ #303-9-00353

SECTION 2: RESPONDENT'S SUBCONTRACTING INTENTIONS

After dividing the contract work into reasonable lots or portions to the extent consistent with prudent industry practices, and taking into consideration the scope of work to be performed under the proposed contract, including all potential subcontracting opportunities, the respondent must determine what portions of work, **including contracted staffing, goods and services will be subcontracted**. Note: In accordance with 34 TAC §20.282, a "Subcontractor" means a person who contracts with a prime contractor to work, to supply commodities, or to contribute toward completing work for a governmental entity.

a. Check the appropriate box (Yes or No) that identifies your subcontracting intentions:

- **Yes**, I will be subcontracting portions of the contract. (If **Yes**, complete Item b of this SECTION and continue to Item c of this SECTION.)

- **No**, I will not be subcontracting any portion of the contract, and I will be fulfilling the entire contract with my own resources, including employees, goods and services. (If **No**, continue to SECTION 3 and SECTION 4.)

b. List all the portions of work (subcontracting opportunities) you will subcontract. Also, based on the total value of the contract, identify the percentages of the contract you expect to award to Texas certified HUBs, and the percentage of the contract you expect to award to vendors that are not a Texas certified HUB (i.e., Non-HUB).

Item #	Subcontracting Opportunity Description	HUBs		Non-HUBs
		Percentage of the contract expected to be subcontracted to HUBs with which you do not have a continuous contract* in place for more than five (5) years .	Percentage of the contract expected to be subcontracted to HUBs with which you have a continuous contract* in place for more than five (5) years .	Percentage of the contract expected to be subcontracted to non-HUBs.
1		%	%	%
2		%	%	%
3		%	%	%
4		%	%	%
5		%	%	%
6		%	%	%
7		%	%	%
8		%	%	%
9		%	%	%
10		%	%	%
11		%	%	%
12		%	%	%
13		%	%	%
14		%	%	%
15		%	%	%
Aggregate percentages of the contract expected to be subcontracted:		%	%	%

(Note: If you have more than fifteen subcontracting opportunities, a continuation sheet is available online at <https://www.comptroller.texas.gov/purchasing/vendor/hub/forms.php>.)

c. Check the appropriate box (Yes or No) that indicates whether you will be using **only** Texas certified HUBs to perform **all** of the subcontracting opportunities you listed in SECTION 2, Item b.

- **Yes** (If **Yes**, continue to SECTION 4 and complete an "HSP Good Faith Effort - Method A (Attachment A)" for **each** of the subcontracting opportunities you listed.)

- **No** (If **No**, continue to Item d, of this SECTION.)

d. Check the appropriate box (Yes or No) that indicates whether the aggregate expected percentage of the contract you will subcontract **with Texas certified HUBs** with which you **do not** have a **continuous contract*** in place with for **more than five (5) years**, **meets or exceeds** the HUB goal the contracting agency identified on page 1 in the "Agency Special Instructions/Additional Requirements."

- **Yes** (If **Yes**, continue to SECTION 4 and complete an "HSP Good Faith Effort - Method A (Attachment A)" for **each** of the subcontracting opportunities you listed.)

- **No** (If **No**, continue to SECTION 4 and complete an "HSP Good Faith Effort - Method B (Attachment B)" for **each** of the subcontracting opportunities you listed.)

***Continuous Contract:** Any existing written agreement (including any renewals that are exercised) between a prime contractor and a HUB vendor, where the HUB vendor provides the prime contractor with goods or service under the same contract for a specified period of time. The frequency the HUB vendor is utilized or paid during the term of the contract is not relevant to whether the contract is considered continuous. Two or more contracts that run concurrently or overlap one another for different periods of time are considered by CPA to be individual contracts rather than renewals or extensions to the original contract. In such situations the prime contractor and HUB vendor are entering (have entered) into "new" contracts.

Enter your company's name here: TEAL CONSTRUCTION

Requisition #: RFQ #303-9-00353

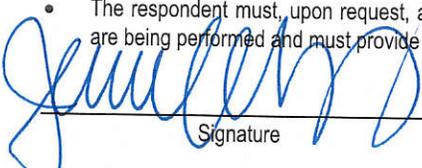
SECTION 3: SELF PERFORMING JUSTIFICATION (If you responded "No" to SECTION 2, Item a, you must complete this SECTION and continue to SECTION 4.) If you responded "No" to SECTION 2, Item a, in the space provided below explain how your company will perform the entire contract with its own employees, supplies, materials and/or equipment.

TEAL CONSTRUCTION WILL BE PERFORMING ALL PRECONSTRUCTION WITH ITS OWN EMPLOYEES, SUPPLIES, MATERIALS AND/OR EQUIPMENT. TEAL WILL REVISE THE HSP FOR CONSTRUCTION OF THE PROJECT.

SECTION 4: AFFIRMATION

As evidenced by my signature below, I affirm that I am an authorized representative of the respondent listed in SECTION 1, and that the information and supporting documentation submitted with the HSP is true and correct. Respondent understands and agrees that, if awarded any portion of the requisition:

- The respondent will provide notice as soon as practical to all the subcontractors (HUBs and Non-HUBs) of their selection as a subcontractor for the awarded contract. The notice must specify at a minimum the contracting agency's name and its point of contact for the contract, the contract award number, the subcontracting opportunity they (the subcontractor) will perform, the approximate dollar value of the subcontracting opportunity and the expected percentage of the total contract that the subcontracting opportunity represents. A copy of the notice required by this section must also be provided to the contracting agency's point of contact for the contract no later than ten (10) working days after the contract is awarded.
- The respondent must submit monthly compliance reports (Prime Contractor Progress Assessment Report – PAR) to the contracting agency, verifying its compliance with the HSP, including the use of and expenditures made to its subcontractors (HUBs and Non-HUBs). (The PAR is available at <https://www.comptroller.texas.gov/purchasing/docs/hub-forms/ProgressAssessmentReportForm.xls>).
- The respondent must seek approval from the contracting agency prior to making any modifications to its HSP, including the hiring of additional or different subcontractors and the termination of a subcontractor the respondent identified in its HSP. If the HSP is modified without the contracting agency's prior approval, respondent may be subject to any and all enforcement remedies available under the contract or otherwise available by law, up to and including debarment from all state contracting.
- The respondent must, upon request, allow the contracting agency to perform on-site reviews of the company's headquarters and/or work-site where services are being performed and must provide documentation regarding staffing and other resources.


Signature

JENNIFER KING
Printed Name

DIRECTOR OF PRECONSTRUCTION
Title

04/23/2019
Date
(mm/dd/yyyy)

Reminder:

- If you responded "Yes" to SECTION 2, Items c or d, you must complete an "HSP Good Faith Effort - Method A (Attachment A)" for each of the subcontracting opportunities you listed in SECTION 2, Item b.
- If you responded "No" SECTION 2, Items c and d, you must complete an "HSP Good Faith Effort - Method B (Attachment B)" for each of the subcontracting opportunities you listed in SECTION 2, Item b.



HUB Subcontracting Plan (HSP) QUICK CHECKLIST

While this HSP Quick Checklist is being provided to merely assist you in readily identifying the sections of the HSP form that you will need to complete, it is very important that you adhere to the instructions in the HSP form and instructions provided by the contracting agency.

- If you will be awarding all of the subcontracting work you have to offer under the contract to only Texas certified HUB vendors, complete:
- Section 1 - Respondent and Requisition Information
 - Section 2 a. - Yes, I will be subcontracting portions of the contract.
 - Section 2 b. - List all the portions of work you will subcontract, and indicate the percentage of the contract you expect to award to Texas certified HUB vendors.
 - Section 2 c. - Yes
 - Section 4 - Affirmation
 - GFE Method A (Attachment A) - Complete an Attachment A for each of the subcontracting opportunities you listed in Section 2 b.
- If you will be subcontracting any portion of the contract to Texas certified HUB vendors and Non-HUB vendors, and the aggregate percentage of all the subcontracting work you will be awarding to the Texas certified HUB vendors with which you do not have a continuous contract* in place for more than five (5) years meets or exceeds the HUB Goal the contracting agency identified in the "Agency Special Instructions/Additional Requirements", complete:
- Section 1 - Respondent and Requisition Information
 - Section 2 a. - Yes, I will be subcontracting portions of the contract.
 - Section 2 b. - List all the portions of work you will subcontract, and indicate the percentage of the contract you expect to award to Texas certified HUB vendors and Non-HUB vendors.
 - Section 2 c. - No
 - Section 2 d. - Yes
 - Section 4 - Affirmation
 - GFE Method A (Attachment A) - Complete an Attachment A for each of the subcontracting opportunities you listed in Section 2 b.
- If you will be subcontracting any portion of the contract to Texas certified HUB vendors and Non-HUB vendors or only to Non-HUB vendors, and the aggregate percentage of all the subcontracting work you will be awarding to the Texas certified HUB vendors with which you do not have a continuous contract* in place for more than five (5) years does not meet or exceed the HUB Goal the contracting agency identified in the "Agency Special Instructions/Additional Requirements", complete:
- Section 1 - Respondent and Requisition Information
 - Section 2 a. - Yes, I will be subcontracting portions of the contract.
 - Section 2 b. - List all the portions of work you will subcontract, and indicate the percentage of the contract you expect to award to Texas certified HUB vendors and Non-HUB vendors.
 - Section 2 c. - No
 - Section 2 d. - No
 - Section 4 - Affirmation
 - GFE Method B (Attachment B) - Complete an Attachment B for each of the subcontracting opportunities you listed in Section 2 b.
- If you will not be subcontracting any portion of the contract and will be fulfilling the entire contract with your own resources (i.e., employees, supplies, materials and/or equipment), complete:
- Section 1 - Respondent and Requisition Information
 - Section 2 a. - No, I will not be subcontracting any portion of the contract, and I will be fulfilling the entire contract with my own resources.
 - Section 3 - Self Performing Justification
 - Section 4 - Affirmation

***Continuous Contract:** Any existing written agreement (including any renewals that are exercised) between a prime contractor and a HUB vendor, where the HUB vendor provides the prime contractor with goods or service, to include under the same contract for a specified period of time. The frequency the HUB vendor is utilized or paid during the term of the contract is not relevant to whether the contract is considered continuous. Two or more contracts that run concurrently or overlap one another for different periods of time are considered by CPA to be individual contracts rather than renewals or extensions to the original contract. In such situations the prime contractor and HUB vendor are entering (have entered) into "new" contracts.



HUB Subcontracting Plan (HSP)

In accordance with Texas Gov't Code §2161.252, the contracting agency has determined that subcontracting opportunities are probable under this contract. Therefore, all respondents, including State of Texas certified Historically Underutilized Businesses (HUBs) must complete and submit this State of Texas HUB Subcontracting Plan (HSP) with their response to the bid requisition (solicitation).

NOTE: Responses that do not include a completed HSP shall be rejected pursuant to Texas Gov't Code §2161.252(b).

The HUB Program promotes equal business opportunities for economically disadvantaged persons to contract with the State of Texas in accordance with the goals specified in the 2009 State of Texas Disparity Study. The statewide HUB goals defined in 34 Texas Administrative Code (TAC) §20.284 are:

- **11.2 percent for heavy construction other than building contracts,**
- **21.1 percent for all building construction, including general contractors and operative builders' contracts,**
- **32.9 percent for all special trade construction contracts,**
- **23.7 percent for professional services contracts,**
- **26.0 percent for all other services contracts, and**
- **21.1 percent for commodities contracts.**

- - Agency Special Instructions/Additional Requirements - -

*In accordance with 34 TAC §20.285(d)(1)(D)(iii), a respondent (prime contractor) may demonstrate good faith effort to utilize Texas certified HUBs for its subcontracting opportunities if the total value of the respondent's subcontracts with Texas certified HUBs meets or exceeds the statewide HUB goal or the agency specific HUB goal, whichever is higher. When a respondent uses this method to demonstrate good faith effort, the respondent must identify the HUBs with which it will subcontract. If using existing contracts with Texas certified HUBs to satisfy this requirement, only the aggregate percentage of the contracts expected to be subcontracted to HUBs with which the respondent **does not** have a **continuous contract*** in place for **more than five (5) years** shall qualify for meeting the HUB goal. This limitation is designed to encourage vendor rotation as recommended by the 2009 Texas Disparity Study.*

SECTION 1: RESPONDENT AND REQUISITION INFORMATION

a. Respondent (Company) Name: LOCKWOOD, ANDREWS, & NEWNAM, INC State of Texas VID #: 74-1381951
 Point of Contact: KATHERINE A. MONTY Phone #: 713.266.6900
 E-mail Address: kamonty@lan-inc.com Fax #: _____

b. Is your company a State of Texas certified HUB? - Yes - No

c. Requisition #: RFQ #303-9-00353 Bid Open Date: 04/23/2019
(mm/dd/yyyy)

Enter your company's name here: LOCKWOOD, ANDREWS, & NEWNAM, INC

Requisition #: RFQ #303-9-00353

SECTION 2: RESPONDENT'S SUBCONTRACTING INTENTIONS

After dividing the contract work into reasonable lots or portions to the extent consistent with prudent industry practices, and taking into consideration the scope of work to be performed under the proposed contract, including all potential subcontracting opportunities, the respondent must determine what portions of work, **including contracted staffing, goods and services will be subcontracted**. Note: In accordance with 34 TAC §20.282, a "Subcontractor" means a person who contracts with a prime contractor to work, to supply commodities, or to contribute toward completing work for a governmental entity.

a. Check the appropriate box (Yes or No) that identifies your subcontracting intentions:

- **Yes**, I will be subcontracting portions of the contract. (If **Yes**, complete Item b of this SECTION and continue to Item c of this SECTION.)
- **No**, I will not be subcontracting any portion of the contract, and I will be fulfilling the entire contract with my own resources, including employees, goods and services. (If **No**, continue to SECTION 3 and SECTION 4.)

b. List all the portions of work (subcontracting opportunities) you will subcontract. Also, based on the total value of the contract, identify the percentages of the contract you expect to award to Texas certified HUBs, and the percentage of the contract you expect to award to vendors that are not a Texas certified HUB (i.e., Non-HUB).

Item #	Subcontracting Opportunity Description	HUBs		Non-HUBs
		Percentage of the contract expected to be subcontracted to HUBs with which you do not have a continuous contract* in place for more than five (5) years .	Percentage of the contract expected to be subcontracted to HUBs with which you have a continuous contract* in place for more than five (5) years .	Percentage of the contract expected to be subcontracted to non-HUBs.
1		%	%	100 %
2		%	%	%
3		%	%	%
4		%	%	%
5		%	%	%
6		%	%	%
7		%	%	%
8		%	%	%
9		%	%	%
10		%	%	%
11		%	%	%
12		%	%	%
13		%	%	%
14		%	%	%
15		%	%	%
Aggregate percentages of the contract expected to be subcontracted:		%	%	%

(Note: If you have more than fifteen subcontracting opportunities, a continuation sheet is available online at <https://www.comptroller.texas.gov/purchasing/vendor/hub/forms.php>.)

c. Check the appropriate box (Yes or No) that indicates whether you will be using **only** Texas certified HUBs to perform **all** of the subcontracting opportunities you listed in SECTION 2, Item b.

- **Yes** (If **Yes**, continue to SECTION 4 and complete an "HSP Good Faith Effort - Method A (Attachment A)" for **each** of the subcontracting opportunities you listed.)
- **No** (If **No**, continue to Item d, of this SECTION.)

d. Check the appropriate box (Yes or No) that indicates whether the aggregate expected percentage of the contract you will subcontract **with Texas certified HUBs** with which you **do not** have a **continuous contract*** in place with for **more than five (5) years**, **meets or exceeds** the HUB goal the contracting agency identified on page 1 in the "Agency Special Instructions/Additional Requirements."

- **Yes** (If **Yes**, continue to SECTION 4 and complete an "HSP Good Faith Effort - Method A (Attachment A)" for **each** of the subcontracting opportunities you listed.)
- **No** (If **No**, continue to SECTION 4 and complete an "HSP Good Faith Effort - Method B (Attachment B)" for **each** of the subcontracting opportunities you listed.)

***Continuous Contract:** Any existing written agreement (including any renewals that are exercised) between a prime contractor and a HUB vendor, where the HUB vendor provides the prime contractor with goods or service under the same contract for a specified period of time. The frequency the HUB vendor is utilized or paid during the term of the contract is not relevant to whether the contract is considered continuous. Two or more contracts that run concurrently or overlap one another for different periods of time are considered by CPA to be individual contracts rather than renewals or extensions to the original contract. In such situations the prime contractor and HUB vendor are entering (have entered) into "new" contracts.

Enter your company's name here: LOCKWOOD, ANDREWS, & NEWNAM, INC Requisition #: RFQ #303-9-00353

SECTION 3: SELF PERFORMING JUSTIFICATION (If you responded "No" to SECTION 2, Item a, you must complete this SECTION and continue to SECTION 4.) If you responded "No" to SECTION 2, Item a, in the space provided below explain how your company will perform the entire contract with its own employees, supplies, materials and/or equipment.

LOCKWOOD, ANDREWS, & NEWMAN, INC WILL BE PERFORMING ALL DESIGN IN HOUSE.

SECTION 4: AFFIRMATION

As evidenced by my signature below, I affirm that I am an authorized representative of the respondent listed in SECTION 1, and that the information and supporting documentation submitted with the HSP is true and correct. Respondent understands and agrees that, if awarded any portion of the requisition:

- The respondent will provide notice as soon as practical to all the subcontractors (HUBs and Non-HUBs) of their selection as a subcontractor for the awarded contract. The notice must specify at a minimum the contracting agency's name and its point of contact for the contract, the contract award number, the subcontracting opportunity they (the subcontractor) will perform, the approximate dollar value of the subcontracting opportunity and the expected percentage of the total contract that the subcontracting opportunity represents. A copy of the notice required by this section must also be provided to the contracting agency's point of contact for the contract no later than ten (10) working days after the contract is awarded.
- The respondent must submit monthly compliance reports (Prime Contractor Progress Assessment Report – PAR) to the contracting agency, verifying its compliance with the HSP, including the use of and expenditures made to its subcontractors (HUBs and Non-HUBs). (The PAR is available at <https://www.comptroller.texas.gov/purchasing/docs/hub-forms/ProgressAssessmentReportForm.xls>).
- The respondent must seek approval from the contracting agency prior to making any modifications to its HSP, including the hiring of additional or different subcontractors and the termination of a subcontractor the respondent identified in its HSP. If the HSP is modified without the contracting agency's prior approval, respondent may be subject to any and all enforcement remedies available under the contract or otherwise available by law, up to and including debarment from all state contracting.
- The respondent must, upon request, allow the contracting agency to perform on-site reviews of the company's headquarters and/or work-site where services are being performed and must provide documentation regarding staffing and other resources.

	<u>KATHERINE A. MONTY</u>	<u>Senior Marketing Coordinator</u>	<u>04/23/2019</u>
Signature	Printed Name	Title	Date (mm/dd/yyyy)

Reminder:

- If you responded "Yes" to SECTION 2, Items c or d, you must complete an "HSP Good Faith Effort - Method A (Attachment A)" for **each** of the subcontracting opportunities you listed in SECTION 2, Item b.
- If you responded "No" SECTION 2, Items c and d, you must complete an "HSP Good Faith Effort - Method B (Attachment B)" for **each** of the subcontracting opportunities you listed in SECTION 2, Item b.



Swiss Re
Corporate Solutions

BID BOND

CONTRACTOR:

(Name, legal status and address)

Teal Construction Company
1335 Brittmoore, Houston, TX 77043

OWNER:

(Name, legal status and address)

Texas Facilities Commission
P.O. Box 13047, Austin, TX 78711-3047

BOND AMOUNT:

\$25,000.00 Twenty Five Thousand Dollars and 00/100

PROJECT:

(Name, location or address, and Project number, if any)

DPS Statewide Deferred Maintenance - RFQ #303-9-00353, Project #19-004-0405

SURETY:

North American Specialty Insurance Company

1450 American Lane, Suite 1100
Schaumburg, IL 60173

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 23rd day of April, 2019

(Witness)

(Witness) Alyson Carmichael

Teal Construction Company

(Principal)
(Seal)

By: _____
(Title)

North American Specialty Insurance Company

(Surety)
(Seal)

By:

(Title) Nikole Jeannette, Attorney-in-Fact

SWISS RE CORPORATE SOLUTIONS

NORTH AMERICAN SPECIALTY INSURANCE COMPANY
WASHINGTON INTERNATIONAL INSURANCE COMPANY
WESTPORT INSURANCE CORPORATION **GENERAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, THAT North American Specialty Insurance Company, a corporation duly organized and existing under laws of the State of New Hampshire, and having its principal office in the City of Kansas City, Missouri and Washington International Insurance Company a corporation organized and existing under the laws of the State of New Hampshire and having its principal office in the City of Kansas City, Missouri, and Westport Insurance Corporation, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri does hereby make, constitute and appoint:

DAVID T. MICLETTE, BARRY K. McCord, ROBERT C. DAVIS, KRISTI LOVETT, ASHLEY BRITT PLATT,

ALYSON CARMICHAEL, TABITHA DORMAN, JENNIE GOONIE, NIKOLE JEANNETTE AND HEATHER NOLES JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

ONE HUNDRED TWENTY FIVE MILLION (\$125,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of North American Specialty Insurance Company and Washington International Insurance Company at meetings duly called and held on March 24, 2000 and Westport Insurance Corporation by written consent of its Executive Committee dated July 18, 2011.

“RESOLVED, that any two of the President, any Senior Vice President, any Vice President, any Assistant Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached.”



By [Signature]
Steven P. Anderson, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company
& Senior Vice President of Westport Insurance Corporation

By [Signature]
Mike A. Ito, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company
& Senior Vice President of Westport Insurance Corporation



IN WITNESS WHEREOF, North American Specialty Insurance Company, Washington International Insurance Company and Westport Insurance Corporation have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 12th day of December, 20 18.

**North American Specialty Insurance Company
Washington International Insurance Company
Westport Insurance Corporation**

State of Illinois
County of Cook

ss:

On this 12th day of December, 20 18, before me, a Notary Public personally appeared Steven P. Anderson, Senior Vice President of

Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and Senior Vice President of Westport Insurance Corporation and Michael A. Ito Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and Senior Vice President of Westport Insurance Corporation, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



[Signature]
M. Kenny, Notary Public

I, Jeffrey Goldberg, the duly elected Vice President and Assistant Secretary of North American Specialty Insurance Company, Washington International Insurance Company and Westport Insurance Corporation do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said North American Specialty Insurance Company, Washington International Insurance Company and Westport Insurance Corporation which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 23rd day of April, 20 19.

IMPORTANT NOTICE

In order to obtain information or make a complaint:

You may contact **Jeffrey Goldberg, Vice President - Claims**, at **1-800-338-0753**.

You may call **Washington International Insurance Company and/or North American Specialty Insurance Company's** toll-free number for information or to make a complaint at:

1-800-338-0753

You may also write to **Washington International Insurance Company and/or North American Specialty Insurance Company** at the following address:

**1450 American Lane, Suite 1100
Schaumburg, IL 60173**

You may contact the **Texas Department of Insurance** to obtain information on companies, coverages, rights or complaints at:

1- 800-252-3439

You may write the **Texas Department of Insurance**:

**P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us**

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should first contact the **Washington International Insurance Company and/or North American Specialty Insurance Company**. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter un queja:

Puede comunicarse con **Jeffrey Goldberg, Vice President - Claims**, al **1-800-338-0753**.

Usted puede llamar al numero de telefono gratis de **Washington International Insurance Company and/or North American Specialty Insurance Company's** para informacion o para someter una queja al:

1-800-338-0753

Usted tambien puede escribir a **Washington International Insurance Company and/or North American Specialty Insurance Company** al:

**1450 American Lane, Suite 1100
Schaumburg, IL 60173**

Puede escribir al **Departamento de Seguros de Texas** para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1- 800-252-3439

Puede escribir al **Departamento de Seguros de Texas**:

**P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us**

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concniente a su prima o a un reclamo, debe comunicarse con el **Washington International Insurance Company and/or North American Specialty Insurance Company** primero. Si no se resuelve la disputa, puede entonces comunicarse con el Departamento de Seguros de Texas.

UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/17/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Bowen, Miellette & Britt Insurance Agency, LLC 1111 N. Loop West, Suite 400 Houston TX 77008	CONTACT NAME: Lennie Gaza PHONE (A/C, No, Ext): 713-880-7100 E-MAIL ADDRESS: Certificates@bmbinc.com	FAX (A/C, No): 713-880-7166
	INSURER(S) AFFORDING COVERAGE	
INSURED Teal Construction Company 1335 Brittmoore Houston TX 77043	INSURER A: Continental Ins Co NAIC #: 35289	
	INSURER B: Transportation Insurance Company NAIC #: 20494	
	INSURER C: Travelers Property Casualty Co of Amer NAIC #: 25674	
	INSURER D: National Fire Ins Co of Hartford NAIC #: 20478	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 1223526275

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

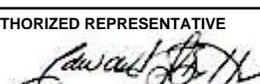
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y	Y	5088432366	2/15/2019	2/15/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	Y	Y	C5088432383	2/15/2019	2/15/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	Y	Y	ZUP14T2424919NF	2/15/2019	2/15/2020	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	5088432397	2/15/2019	2/15/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The following policy provisions and/or endorsements form part of the policies of insurance represented by this certificate of insurance. The terms contained in the policies and/or endorsements supersede the representations made herein. Electronic copies of the policy provisions and/or endorsements listed below are available by emailing: certificates@bmbinc.com

General Liability:
 Blanket additional insured Ongoing Operations per form #CNA 74705 01 15
 Blanket additional insured Completed Operations per form #CNA 75079 10 16
 Blanket waiver of subrogation per form #CNA 74705 01 15
 See Attached...

CERTIFICATE HOLDER**CANCELLATION**

Texas Facilities Commission P.O. Box 13047 Austin TX 78711	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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ADDITIONAL REMARKS SCHEDULE

AGENCY Bowen, Miclette & Britt Insurance Agency, LLC		NAMED INSURED Teal Construction Company 1335 Brittmoore Houston TX 77043	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Blanket primary/non-contributory per form #CNA 74987 01 15

Automobile:

Blanket additional insured per form #CNA 63359 04 12
 Blanket waiver of subrogation per form #CNA 63359 04 12
 Blanket primary/non-contributory per form #CNA 63359 04 12

Worker's Compensation:

TX - Blanket waiver of subrogation per form #WC 42 03 04B
 NON TX - Blanket waiver of subrogation per form #WC 00 03 13 04 84

Umbrella:

Blanket additional insured per form #EU 00 01 07 16
 Blanket waiver of subrogation per form #EU 00 01 07 16
 Blanket primary/non-contributory per form #EU 00 01 07 16

RE: DPS Statewide Deferred Maintenance - RFQ #303-9-00353, Project #19-004-0405

Policy Number: 5088432366
Effective Date: 02/15/2019 to 02/15/2020

**Blanket Additional Insured - Owners, Lessees or
Contractors - with Products-Completed
Operations Coverage Endorsement**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

It is understood and agreed as follows:

- I. **WHO IS AN INSURED** is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **coverage part**, but only with respect to liability for **bodily injury, property damage** or **personal and advertising injury** caused in whole or in part by your acts or omissions, or the acts or omissions of those acting on your behalf:
- A. in the performance of your ongoing operations subject to such **written contract**; or
 - B. in the performance of **your work** subject to such **written contract**, but only with respect to **bodily injury** or **property damage** included in the **products-completed operations hazard**, and only if:
 - 1. the **written contract** requires you to provide the additional insured such coverage; and
 - 2. this **coverage part** provides such coverage.
- II. But if the **written contract** requires:
- A. additional insured coverage under the 11-85 edition, 10-93 edition, or 10-01 edition of CG2010, or under the 10-01 edition of CG2037; or
 - B. additional insured coverage with "arising out of" language; or
 - C. additional insured coverage to the greatest extent permissible by law;
- then paragraph I. above is deleted in its entirety and replaced by the following:
- WHO IS AN INSURED** is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **coverage part**, but only with respect to liability for **bodily injury, property damage** or **personal and advertising injury** arising out of **your work** that is subject to such **written contract**.
- III. Subject always to the terms and conditions of this policy, including the limits of insurance, the Insurer will not provide such additional insured with:
- A. coverage broader than required by the **written contract**; or
 - B. a higher limit of insurance than required by the **written contract**.
- IV. The insurance granted by this endorsement to the additional insured does not apply to **bodily injury, property damage**, or **personal and advertising injury** arising out of:
- A. the rendering of, or the failure to render, any professional architectural, engineering, or surveying services, including:
 - 1. the preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and
 - 2. supervisory, inspection, architectural or engineering activities; or
 - B. any premises or work for which the additional insured is specifically listed as an additional insured on another endorsement attached to this **coverage part**.
- V. Under **COMMERCIAL GENERAL LIABILITY CONDITIONS**, the Condition entitled **Other Insurance** is amended to add the following, which supersedes any provision to the contrary in this Condition or elsewhere in this **coverage part**:

Insured Name:

Policy Number: 5088432366
Effective Date: 02/15/2019 to 02/15/2020

Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage Endorsement

Primary and Noncontributory Insurance

With respect to other insurance available to the additional insured under which the additional insured is a named insured, this insurance is primary to and will not seek contribution from such other insurance, provided that a **written contract** requires the insurance provided by this policy to be:

1. primary and non-contributing with other insurance available to the additional insured; or
2. primary and to not seek contribution from any other insurance available to the additional insured.

But except as specified above, this insurance will be excess of all other insurance available to the additional insured.

VI. Solely with respect to the insurance granted by this endorsement, the section entitled **COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended as follows:

The Condition entitled **Duties In The Event of Occurrence, Offense, Claim or Suit** is amended with the addition of the following:

Any additional insured pursuant to this endorsement will as soon as practicable:

1. give the Insurer written notice of any **claim**, or any **occurrence** or offense which may result in a **claim**;
2. send the Insurer copies of all legal papers received, and otherwise cooperate with the Insurer in the investigation, defense, or settlement of the **claim**; and
3. make available any other insurance, and tender the defense and indemnity of any **claim** to any other insurer or self-insurer, whose policy or program applies to a loss that the Insurer covers under this **coverage part**. However, if the **written contract** requires this insurance to be primary and non-contributory, this paragraph 3. does not apply to insurance on which the additional insured is a named insured.

The Insurer has no duty to defend or indemnify an additional insured under this endorsement until the Insurer receives written notice of a **claim** from the additional insured.

VII. Solely with respect to the insurance granted by this endorsement, the section entitled **DEFINITIONS** is amended to add the following definition:

Written contract means a written contract or written agreement that requires you to make a person or organization an additional insured on this **coverage part**, provided the contract or agreement:

- A. is currently in effect or becomes effective during the term of this policy; and
- B. was executed prior to:
 1. the **bodily injury** or **property damage**; or
 2. the offense that caused the **personal and advertising injury**;for which the additional insured seeks coverage.

Any coverage granted by this endorsement shall apply solely to the extent permissible by law.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

ATTACHMENT A
EXECUTION OF SUBMITTAL

NOTE: FAILURE TO SIGN AND RETURN THE EXECUTION OF SUBMITTAL SHALL RESULT IN REJECTION OF THE RESPONSE.

By signature hereon, the Respondent certifies that:

1. All statements and information prepared and submitted in the response to this RFQ are current, complete and accurate.
2. He/she has not given, offered to give, nor intends to give at anytime hereafter, any economic opportunity, future employment, gift, loan gratuity, special discount, trip, favor, or service to a public servant in connection with the submitted response. Failure to sign the Execution of Submittal or signing it with a false statement, shall void the submitted offer or any resulting contracts.
3. Neither the Respondent or the firm, corporation, partnership, or institution represented by the Respondent or anyone acting for such firm, corporation, or institution has violated the antitrust laws of this State, codified in Section 15.01, et seq., Texas Business and Commerce Code, or the Federal antitrust laws, nor communicated directly or indirectly the offer made to any competitor or any other person engaged in such line of business.
4. Respondent certifies that if a Texas address is shown as the address of the Respondent, Respondent qualifies as a Texas Resident Bidder as defined in Texas Administrative Code, Title 34, Part 1, Chapter 20.
5. Under Section 2155.004, Government Code, the vendor certifies that the individual or business entity named in this submittal or Contract is not ineligible to receive the specified Contract and acknowledges that this Contract may be terminated and payment withheld if this certification is inaccurate.
6. Pursuant to Texas Government code, Title 10, Subtitle D, Section 2155.004(a), the Respondent has not received compensation for participation in the preparation of specifications for this solicitation.
7. Respondent is in compliance with TGC, Title 6, §669.003, relating to contracting with an executive of a state agency. If Section §669.003 applies, Respondent shall provide the following information as an attachment to this response: Name of former executive, name of state agency, date of separation from state agency, position with Respondent, and date of employment with Respondent.
8. In accordance with Section 2252.901 of the Texas Government Code, Respondent represents and warrants that for professional services contracts as described by Chapter 2254 of the Texas Government Code, if a former employee of the Agency was employed by Respondent within one year of the employee's leaving the Agency, then such employee will not perform services on projects with Respondent that the employee worked while employed by the Agency.
9. Respondent agrees that any payments due under any contract arising from this Submittal will be applied towards any debt, including but not limited to delinquent taxes and child support that is owed to the State of Texas.
10. System for Award Management (SAM): Prior to awarding state funds for goods and/or services rendered, the State of Texas will conduct a required search of your firm using the Federal System for Award Management (SAM). This is a Federal government maintained database that record and track organizations either known to or suspected of contributing to terrorist organizations. No state funds may be paid to an individual or firm whose name appears on this list. TFC reserves the right, in its sole discretion, to deny and/or exclude any individual or firm from an award whose name appears on this list.

11. Texas Family Code Compliance Requirement: Under TGC, Title 5, Subtitle D, Section 231.006, Family Code (relating to child support), the individual or business entity named in this solicitation is eligible to receive the specified payment and acknowledges that this Contract may be terminated and payment withheld if this certification is inaccurate. The response includes the names of each person with a minimum of twenty-five percent (25%) ownership of the business entity submitting the response. Respondent shall provide the name(s) below. Upon award, Respondent shall provide TFC Procurement the Social Security number(s) of the individual(s) listed below.

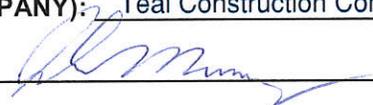
Firm Owner(s), Partners, Sole Proprietors, Share Holder(s)
of twenty-five percent (25%) interest:

Name: John Murray Name: _____

Name: _____ Name: _____

Respondent represents and warrants that the individual signing this Execution of Submittal is authorized to sign this document on behalf of the Respondent and to bind the Respondent under any contract resulting from this submittal.

RESPONDENT (COMPANY): Teal Construction Company

SIGNATURE (INK):  _____

NAME (TYPED/PRINTED) John Murray

TITLE: President

DATE: 04.23.2019

STREET: 1335 Brittmoore

CITY/STATE/ZIP: Houston, TX 77043

TELEPHONE AND FACSIMILE NO.: p: 713.465.8306 f: 713.465.5810

TEXAS IDENTIFICATION NUMBER (TIN)*: 74 1467034

*The Texas Identification Number is the taxpayer number assigned and used by the Texas Comptroller of Public Accounts. Enter this number in the space provided above. If this number is not known, complete the following:

Enter your Federal Employer's Identification Number _____

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK



Teal Construction Company Construction Managers · General Contractors 1335 Brittmoores Rd, Houston, TX 77043 phone 713.465.8306

TFC - Bid Services
ATTN: Rico Gamino
RFQ #303-9-00353
Central Services Building
4th Floor Receptionist
1711 San Jacinto Blvd.
Austin, TX 78701

Statement of Respondent's Selection of A/E Based on Demonstrated Qualifications

To Whom it May Concern -

Teal Construction and LAN have worked together on past construction projects and recently proposed on multiple Design Build projects together that we both demonstrate high qualifications like this one. We are working with LAN because of their history with Texas Facilities Commission, multiple similar projects, multiple locations, and expectational qualifications. Teal Construction believes that the Teal - LAN team is the best candidate for the DPS Statewide Deferred Maintenance. We appreciate the opportunity to propose on the project. Thanks!

Sincerely -

Jennifer King
Director of Preconstruction
Teal Construction

5.5. LITIGATION HISTORY:

5.5.1. Provide details of all past or pending litigation or claims filed against Respondent that may affect performance under a contract with TFC.

none

5.5.2. Respondents involved in litigation, depending upon the circumstances, may be disqualified.





BOWEN, MICLETTE & BRITT INSURANCE AGENCY, LLC
1111 NORTH LOOP WEST, SUITE 400
HOUSTON, TEXAS 77008
TELEPHONE (713) 880-7100
FACSIMILE (713) 880-7149

April 23, 2019

Texas Facilities Commission
P.O. Box 13047
Austin, TX 78711-3047

Re: Teal Construction, Inc. - DPS Statewide Deferred Maintenance, RFQ #303-9-00353

To Whom It May Concern,

We are the surety bonding agent for Teal Construction, Inc., of Houston, TX. In this capacity, we have become very familiar with their financial, management, and operational capabilities. Since 2011, Teal Construction, Inc. has been bonded through North American Speciaty Insurance Company(NAS), which has an A.M. Best Rating of A+ (Superior) with a Financial Size Category of XV (\$2 Billion or Greater). NAS has agreed to support performance and payment bonds for single projects up to \$65,000,000.00 as long as these projects fit within a \$130,000,000.00 aggregate work program.

Please note that the decision to issue performance and payment bonds is a matter between Teal Construction, Inc., and NAS, and will be subject to the review and approval of the contract terms, conditions and related underwriting criteria at the time of the request. We assume no liability to third parties or to you if for any reason NAS does not execute said bonds.

We hold Teal Construction, Inc. in the highest possible regard and it is our pleasure and privilege to recommend them for your consideration.

Very truly yours,

BOWEN, MICLETTE & BRITT INSURANCE AGENCY, LLC

Robert C. Davis
Producer

RCD/nj



BOWEN, MICLETTE & BRITT
INSURANCE AGENCY, LLC
1111 NORTH LOOP WEST, SUITE 400
P.O. BOX 922022
HOUSTON, TX 77292-2022
(713)880-7100
(713)880-7166

April 11, 2019

Texas Facilities Commission
Its Officials, Directors, Employees,
Representatives, and Volunteers
P.O. Box 13047
Austin, TX 78711

RE: Teal Construction Company

This letter is to confirm that our client Teal Construction Company has the ability to meet the minimum insurance requirements as set forth in the attached Attachment B. Design-Build Contract Template.

Ed Britt

Ed Britt
Bowen, Miclette & Britt Insurance Agency, LLC