



Request for Proposal
Angleton Wastewater Treatment Plant Lab Redesign

City of Angleton

August 4, 2022
Presented by
Justin Davis, President

Building South Texas Since 1987
3908 Third St. Pearland, Texas 77581 (281) 997-2640
Fax (281) 485-4702

Angleton Wastewater Treatment Plant Lab Redesign
Construction Services

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7/27/2022

City Secretary
City of Angleton
121 South Velasco
Angleton, TX 77515

Re: Angleton Wastewater Treatment Plant Lab Redesign – Construction Services

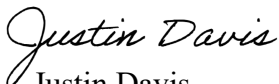
To Whom it May Concern,

Enclosed is our cost proposal to complete the renovation work identified in drawings prepared by MRB Group dated 01/14/2022 with the clarifications noted below.

Unfortunately, due to existing commitments at the time of this solicitation, we are unable to include the remaining items requested within the RFP document. If permissible, we can submit the balance of the RFP to you by 2:00 PM on 8/4/22.

We are interested in performing this work for you and will have the appropriate manpower available in the coming weeks. I regret that we are submitting an incomplete proposal package. It simply came down to a matter of timing.

Thank you for your time and consideration,



Justin Davis
President
Construction Masters

Bid clarifications: LVT flooring is to be installed where epoxy flooring is shown, LVT flooring will be installed over existing VCT flooring at Lab 201. Existing VCT will be removed at all other locations. Any abatement of hazardous materials is excluded from this estimate. Relocation of existing furnishings is excluded from this proposal. Drinking fountains shown on the drawings are not included in this proposal. The existing water cooler will be reused. Appliances are to be furnished by owner per drawings. A urinal will be added to the restroom. All countertops are to be solid surface.

ATTACHMENT 1 PROPOSAL FORM

PROPOSAL SUBMITTED TO:

City of Angleton

For

Angleton Wastewater Treatment Plant Lab Redesign

The Undersigned Bidder proposes to complete the work as shown on the Plans and described in the specifications:

BASE BID: Bidder proposes to provide all labor and materials for renovation and addition of a single-story building and related sitework as shown on the contract documents for the stipulated sum of:

Base Bid Breakdown:

Demolition.....	\$ 13,670
Sitework & Utilities.....	\$
Concrete.....	\$
Masonry.....	\$
Metals.....	\$
Insulation.....	\$
Walls / Ceilings.....	\$ 39,550
Finishes.....	\$ 23,720
Doors / Windows.....	\$ 53,570
Casework / Countertops.....	\$ 54,040
Mechanical.....	\$ 75,040
Electrical.....	\$ 40,390
Plumbing.....	\$ 65,980
Misc. Subs.....	\$ 32,240
Project Management, Bonds, Insurance, O&P.....	\$ 28,300

BASE BID TOTAL \$ 427,320

Construction Masters of Houston, Inc

Company Name

Justin Davis
Signed by (name & title)

President

7/27/2022

Date

The undersigned acknowledges receipt of Addenda Nos. _____,
dated _____, 2022.

Attachment 7 – Texas Public Information Act Information


Attachment 8 – Form W-9

Attachment 9 – Certificate of Interested Parties

Attachment 10 – House Bill 89 Verification

Attachment 11 – 100% Drawings

It is understood that the right is reserved by the City to reject any or all Proposals or waive any informalities or irregularities in any Proposal.

Authorized Signature	
Printed Name	Justin Davis
Title	President
Name of Contracting Firm	Construction Masters of Houston, Inc.
Address	3908 3rd Street, Pearland, TX 77581
Telephone	281-997-2640
Email	justin@cmhou.com
Date	8/8/2022



UNITED FIRE & CASUALTY COMPANY

118 Second Avenue SE, PO Box 73909
Cedar Rapids, Iowa 52407-3909 319-399-5700
(A Stock Company)

BID BOND

KNOW ALL BY THESE PRESENTS, that we Construction Masters of Houston, Inc.

as Principal, hereinafter called the Principal, and the UNITED FIRE & CASUALTY COMPANY, a corporation duly organized under the laws of the State of IOWA, as Surety, hereinafter called the Surety, are held and firmly bound unto

City of Angleton, Texas

as Obligee, hereinafter called the Obligee, in the sum of Five Percent of Greatest Amount Bid
Dollars (\$ 5% G.A.B.), for the payment of which sum well and truly to be made, the said principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for Angleton Wastewater Treatment Plant Lab Redesign
500 County Road 609
Angleton, Texas 77515

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or contract documents with good and sufficient surety for the faithful performance of such contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee 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.

Signed and sealed this 8th day of August, 20 22.

Construction Masters of Houston, Inc.

By [Signature] (Seal)
(PRINCIPAL)

Justin Davis, President
(TITLE)

UNITED FIRE & CASUALTY COMPANY (Seal)
(SURETY)

By Jennifer Mitchell
Jennifer Mitchell (ATTORNEY-IN-FACT)

Marij Carm
(WITNESS)

Dennis Wein
(WITNESS)



UNITED FIRE & CASUALTY COMPANY, CEDAR RAPIDS, IA
 UNITED FIRE & INDEMNITY COMPANY, WEBSTER, TX
 FINANCIAL PACIFIC INSURANCE COMPANY, ROCKLIN, CA
 CERTIFIED COPY OF POWER OF ATTORNEY
 (original on file at Home Office of Company – See Certification)

Inquiries: Surety Department
 118 Second Ave SE
 Cedar Rapids, IA 52401

KNOW ALL PERSONS BY THESE PRESENTS, That United Fire & Casualty Company, a corporation duly organized and existing under the laws of the State of Iowa; United Fire & Indemnity Company, a corporation duly organized and existing under the laws of the State of Texas; and Financial Pacific Insurance Company, a corporation duly organized and existing under the laws of the State of California (herein collectively called the Companies), and having their corporate headquarters in Cedar Rapids, State of Iowa, does make, constitute and appoint

G.C. BLYSTONE, JR., MARK SMITH, BETTY BUSH, DONNA WEINEL, CHASE WORTHAM, JENNIFER MITCHELL, EACH INDIVIDUALLY

their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed \$40,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby ratified and confirmed.

The Authority hereby granted is continuous and shall remain in full force and effect until revoked by United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

This Power of Attorney is made and executed pursuant to and by authority of the following bylaw duly adopted on May 15, 2013, by the Boards of Directors of United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

"Article VI – Surety Bonds and Undertakings"

Section 2, Appointment of Attorney-in-Fact. "The President or any Vice President, or any other officer of the Companies may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Companies in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. The signature of any officer authorized hereby, and the Corporate seal, may be affixed by facsimile to any power of attorney or special power of attorney or certification of either authorized hereby; such signature and seal, when so used, being adopted by the Companies as the original signature of such officer and the original seal of the Companies, to be valid and binding upon the Companies with the same force and effect as though manually affixed. Such attorneys-in-fact, subject to the limitations set of forth in their respective certificates of authority shall have full power to bind the Companies by their signature and execution of any such instruments and to attach the seal the Companies thereto. The President or any Vice President, the Board of Directors or any other officer of the Companies may at any time revoke all power and authority previously given to any attorney-in-fact.

IN WITNESS WHEREOF, the COMPANIES have each caused these presents to be signed by its vice president and its corporate seal to be hereto affixed this 27th day of July, 2021

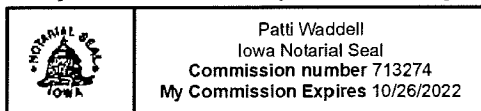


UNITED FIRE & CASUALTY COMPANY
 UNITED FIRE & INDEMNITY COMPANY
 FINANCIAL PACIFIC INSURANCE COMPANY

By: *Dennis J. Richmann*
 Vice President

State of Iowa, County of Linn, ss:

On 27th day of July, 2021, before me personally came Dennis J. Richmann to me known, who being by me duly sworn, did depose and say; that he resides in Cedar Rapids, State of Iowa; that he is a Vice President of United Fire & Casualty Company, a Vice President of United Fire & Indemnity Company, and a Vice President of Financial Pacific Insurance Company the corporations described in and which executed the above instrument; that he knows the seal of said corporations; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporations and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.



Patti Waddell
 Notary Public
 My commission expires: 10/26/2022

I, Mary A. Bertsch, Assistant Secretary of United Fire & Casualty Company and Assistant Secretary of United Fire & Indemnity Company, and Assistant Secretary of Financial Pacific Insurance Company, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporations as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATIONS, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

In testimony whereof I have hereunto subscribed my name and affixed the corporate seal of the said Corporations this 8th day of August, 2022.



By: *Mary A. Bertsch*
 Assistant Secretary,
 UF&C & UF&I & FPIC

ATTACHMENT 5

References

Include below three references:

Reference #1

Company Name Brazoria County

Address 1340 E. Kiber, Angleton, TX 77515

Type of Business County Goverment

Contact Person Gerald Hendrick II, Project Designer, Brazoria County Facilities Mgmt.

Telephone and Fax #'s 979-864-1676

Reference #2

Company Name City of Baytown

Address 2123 Market Street, Baytown, TX 77522

Type of Business City Government

Contact Person Andrea Brinkley, Assistant Director - Capital Projects

Telephone and Fax #'s 281-420-7154

Reference #3

Company Name City of Pearland

Address 2016 Old Alvin Rd., Pearland, TX 77581

Type of Business City Government

Contact Person Michael Collins, Sr. Construction Manager | Engineering & Capital Projects

Telephone and Fax #'s 281-652-1747

CONFLICT OF INTEREST QUESTIONNAIRE**FORM CIQ**

For vendor or other person doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 1491, 80th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code by a person who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the person meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code.

A person commits an offense if the person knowingly violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of person who has a business relationship with local governmental entity.

Justin Davis

2 ☐ Check this box if you are filing an update to a previously filed questionnaire.

(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)

3 Name of local government officer with whom filer has employment or business relationship.

N/A

Name of Officer

This section (item 3 including subparts A, B, C & D) must be completed for each officer with whom the filer has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the filer of the questionnaire?

☐ Yes☐ No

B. Is the filer of the questionnaire receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?

☐ Yes☐ No

C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership of 10 percent or more?

☐ Yes☐ No

D. Describe each employment or business relationship with the local government officer named in this section.

4
Signature of person doing business with the governmental entity

8/8/2022

Date

Adopted 06/29/2007

ATTACHMENT 7

Texas Public Information Act Steps to Assert Information Confidential or Proprietary

All proposals or proposals, data, and information submitted to the City of Angleton are subject to release under the Texas Public Information Act ("Act") unless exempt from release under the Act. You are not encouraged to submit data and/or information that you consider to be confidential or proprietary unless it is absolutely required to understand and evaluate your submission.

On each page where confidential or proprietary information appears, you must label the confidential or proprietary information. Do not label every page of your submission as confidential as there are pages (such as the certification forms and RFP sheet with pricing) that are not confidential. It is recommended that each page that contains either confidential or proprietary information be printed on colored paper (such as yellow or pink paper). At a minimum the pages where the confidential information appears should be labeled and the information you consider confidential or proprietary clearly marked.

Failure to label the actual pages on which information considered confidential appears will be considered as a waiver of confidential or proprietary rights in the information.

In the event a request for public information is filed with the City which involves your submission, you will be notified by the City of the request so that you have an opportunity to present your reasons for claims of confidentiality to the Texas Attorney General.

In signing this form, I acknowledge that I have read the above and further City:

☐ The proposal/RFP submitted to the City contains NO confidential information and may be released to the public if required under the Texas Public Information Act.

☒ The proposal/RFP submitted contains confidential information, which is labeled, and which may be found on the following pages 22 and 23 and any information contained on page numbers not listed above may be released to the public if required under the Texas Public Information Act.

Firm Submitting: Construction Masters of Houston, Inc.

Signature:  Date: 8/8/2022

Print Name: Justin Davis Print Title: President

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Construction Masters of Houston, Inc.		
2 Business name/disregarded entity name, if different from above		
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input checked="" type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ►	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>	
5 Address (number, street, and apt. or suite no.) See instructions. 3908 3rd St.	Requester's name and address (optional) City of Angleton 121 S. Velasco Angleton, TX 77515	
6 City, state, and ZIP code Pearland, TX 77581		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
			-				-		
or									
Employer identification number									
7	6		-	0	2	3	7	8	2 5

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► <i>Maji Arms</i>	Date ► <i>8/4/22</i>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2022-918215

Date Filed:
08/03/2022

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Construction Masters of Houston, Inc.
Pearland, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Angleton

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

22-21
Angleton Wastewater Treatment Plant Lab Redesign

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Davis, Justin	Pearland, TX United States	X	

5 Check only if there is NO Interested Party.

☐


6 UNSWORN DECLARATION

My name is Justin Davis, and my date of birth is 12/7/81.

My address is 3908 3rd St., Pearland, TX, 77581, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Brazoria County, State of Texas, on the 4th day of August, 20 22.
(month) (year)


Signature of authorized agent of contracting business entity
(Declarant)

ATTACHMENT 10



House Bill 89 Verification Form

I, Justin Davis (Person name), the undersigned representative of (Company or Business name) Construction Masters of Houston, Inc. (hereafter referred to as company) being an adult over the age of eighteen (18) years of age, do hereby depose and verify under oath that the company named above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:

1. Does not boycott Israel currently; and
2. Will not boycott Israel during the term of the contract the above-named Company, business or individual with City of Angleton, Texas.

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and
2. "Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.
3. Section only applies to a contract that is between a governmental entity and a company with 10 or more full-time employees; and has a value of \$100,000 or more that is to be paid wholly or partly from public funds of the governmental entity.

DATE

8/8/2022

SIGNATURE OF COMPANY REPRESENTATIVE

Justin Davis, President



P.O. Box 1587
Pearland, Texas 77588
Phone: 281/997-2640
Fax: 281/485-4702

TAB 2: PROPRIETARY INFORMATION

State if any information contained in this proposal response is declared proprietary.

8/4/2022

City Secretary
City of Angleton
121 South Velasco
Angleton, TX 77515

Proprietary Information

No information contained herein is considered proprietary. Financials are marked as 'Confidential'.

Justin Davis
President

TAB 3: EXECUTIVE SUMMARY

Provide a brief summary of the proposal's contents, emphasizing any unique aspects or strengths of the proposal. The executive summary should be limited to no more than three (3) pages.

8/4/2022

City Secretary
City of Angleton
121 South Velasco
Angleton, TX 77515

Executive Summary

The key to any successful project is organizing the right management, designers, subcontractors, and vendors for the work proposed. We put people in a position to be successful. Our management team is selected based on their experience and performance on projects of similar scope and complexity. The team we are proposing comes with over 50 years of experience with Construction Masters.

Our project team will be led by Justin Davis, President of Construction Masters. Justin has been with CM since 2006 and in his current role for the last 9 years. Justin will serve as this project's lead executive and Project Manager. As lead executive, these duties include contract administration, labor & product procurement, submittal review, schedule management, quality control and overall project oversight. Extending into the project manager's role, these duties will include subcontractor management, construction process control, safety inspections, quality assurance and construction conflict resolution.

Our onsite Superintendent will be Joe Magnuson. Joe has been a member of the CM Team since 2012. He was chosen for this role based on his extensive field experience and working with city governments and personnel. Joe's duties will include day-to-day project administration, subcontractor management, quality and safety assurance, schedule maintenance and customer coordination.

Lynnette McLain is our Project Coordinator. Lynnette has been a member of the CM Team for 12 years and in her current role for the last 9 years. Her duties include subcontractor contract administration, submittal coordination, delivery management, field support and project closeout.

I would like to point out a common highlight that you should notice when reviewing this RFQ response. This group has worked together at length and completed several projects corresponding in proportion to the Angleton Wastewater Treatment Plant Lab Redesign.

I am confident that we have the team best suited for this project and hope your diligence leads you to the same conclusion.

Best Regards,

Justin Davis, President

TAB 4: BUSINESS ORGANIZATION AND HISTORY OF THE FIRM

Provide a history of the firm including years in business and the depth of resources to provide construction renovation services. Explain the size of your firm, including office locations and the legal structure. If the proposer is a joint venture or includes partners or key sub-consultants or sub-contractors as part of this project, please explain the relationships of the parties.

Response:

Construction Masters of Houston, Inc. has been in continuous business since 1987, providing general construction services. Operating as a privately owned, mid-size general contracting firm, with its sole office located at 3908 3rd Street, Pearland, Texas. Our focus has always been that of a general contractor, building relationships with clients, subcontractors and vendors, thus ensuring an equitable partnership for each side.

Construction Masters is a corporation, incorporated in the State of Texas, 11/25/1987.

Justin Davis is the President and Owner.

- Arbitration / Litigation Proceedings
 - Identify any and all lawsuits and/or arbitration proceedings that you were a party to that were filed within the last ten (5) years.
 - **Response:**
Construction Masters has not been in any lawsuits or arbitrations within the last 10 years.
- Disclosure of Conflicts
 - Disclose any financial or legal conflicts of interest, whether existing or potential, which may affect Proposer's performance of services, required under this RFP and contractual agreement should Proposer be selected for this project.
 - **Response:**
Construction Masters does not have any financial or legal conflicts of interest, or potential conflicts of interest, that would affect our performance of services under this contract.

Continued next page

- **References**

- Provide the name, address, and telephone number of no more than three (3) project owners to act as references for the Proposer with whom Proposer has worked within the last ten (5) years. Identify the project(s), location(s), and services performed.

- **Response:**

- 1) **City of Pearland: Michael Collins, Sr. Construction Manager | Engineering & Capital Projects**
2016 Old Alvin Rd., Pearland, TX 77581 / 281-652-1747 / mcollins@pearlandtx.go

Project: Pearland Orange St. Service Center Phase 1 – Administration Building
Location: 2016 Old Alvin Rd., Pearland, TX 77581

General Contracting Services: Improvements to the Administration Building, including demolition of two existing buildings and utility service; new construction of a 2-story, approximate 19,000 SF building consisting mostly of office and workstations; and major building systems.

- 2) **City of Baytown: Andrea Brinkley, Assistant Director – Capital Projects**
2123 Market Street, Baytown, TX 77522 / 281-420-7154 / Andrea.Brinkley@baytown.org

Project: Baytown Animal Services & Adoption Shelter
Location: 705 N. Robert C. Lanier Dr., Baytown, TX 77521

General Contracting Services: Construction of a 14,034 SF enclosed space, single story, pre-engineered metal structure with CMU exterior construction, a 9,784 SF of canopy covered outdoor animal runs, covered play yard, a sally port, kennels, and animal clinic area, site work, paving and utilities. Project also included demolition of the existing facility upon completion of the new facility.

- 3) **Brazoria Cty: Gerald Hendrick II, Project Designer, Brazoria County Facilities Management**
1340 E. Kiber, Angleton, TX 77515 / 979-864-1676 / geraldh@brazoria-county.com

Project: City of Lake Jackson – Lake Jackson Annex Building
Location: 202 Peach Street, Lake Jackson, TX 77566

General Contracting Services: Construction of a new single-story facility of approximately 19,600 SF serving as Brazoria County's new Lake Jackson Annex building. The new building provides for the Justice of the Peace activities with private offices, administration areas, healthcare facilities, and restrooms. Site amenities such as parking and pedestrian traffic area also included.

Continued next page

- Provide the name, address, and telephone number of no more than three (3) design professionals to act as references for the Proposer or persons currently employed by the Proposer with whom Proposer has worked with within the last ten (5) years. Identify the project(s), location(s), and services performed.

- **Response:**

- 1) **Kim Dowdy-Hickman, Principal, Director of Animal Care Design**
Quorum Architecture, 825 W. Vickery Blvd., Suite 100, Fort Worth, TX 76104
817-546-6325 / kimd@qarch.com

Project: Baytown Animal Services & Adoption Shelter
Location: 705 N. Robert C. Lanier Dr., Baytown, TX 77521

General Contracting Services: Construction of a 14,034 SF enclosed space, single story, pre-engineered metal structure with CMU exterior construction, a 9,784 SF of canopy covered outdoor animal runs, covered play yard, a sally port, kennels, and animal clinic area, site work, paving and utilities. Project also included demolition of the existing facility upon completion of the new facility.

- 2) **Ryan McLemore, Principal, McLemore Luong Architects, LLC**
1127 Eldridge Parkway, Suite 300, Houston, TX 77077
713-825-1324 / rmclmore@mclemoreluong.com

Project: Delores Fenwick Nature Center
Location: 5750 Magnolia Parkway, Pearland, TX 77584

General Contracting Services: Construction of a new one-story nature center and related parking lot, consisting of 6,046 SF conditioned space and 2,823 SF unconditioned SF.

Of Note: Mr. McLemore was with PGAL Architecture during the build.

- 3) **Brent Bowles, AIA, iAD Architects**
107 West Way, Suite 16, Lake Jackson, TX 77566
979-297-1411 / bbowles@iadarchitects.com

Project: City of Lake Jackson – Lake Jackson Annex Building
Location: 202 Peach Street, Lake Jackson, TX 77566

General Contracting Services: Construction of a new single-story facility of approximately 19,600 SF serving as Brazoria County's new Lake Jackson Annex building. The new building provides for the Justice of the Peace activities with private offices, administration areas, healthcare facilities, and restrooms. Site amenities such as parking and pedestrian traffic area also included.

- In providing the references, Proposer consents to the City contacting Proposer's references for the purpose of evaluating proposals.

- **Response:**

Understood and consented to.

TAB 5: ORGANIZATIONAL STRUCTURE

This section of the Proposal should contain the following information and data:

- If the Proposer is a corporation, provide the following information:
 - Date of incorporation
○ **Response: 11/25/1987**
 - Place of incorporation and principal place of business
○ **Response: Incorporated in the State of Texas**
Principal Place of Business: 3908 3rd Street, Pearland, TX 77581
 - Officers and Directors (include position, address, and telephone number)
Response: Justin Davis, President, 3908 3rd Street, Pearland, TX 77581 / 281-960-4491
 - Affiliates, partner corporations, and subsidiaries
○ **Response: No affiliates, partner corporations or subsidiaries**
- If the Proposer is a general or limited partnership, provide the following information:
 - General Partners (include address and telephone number)
 - Limited Partners, if applicable (include address and telephone number)
 - **Response: N/A**
- If the Proposer is a joint venture, provide the following information:
 - Date of formation
 - Name and address of each venture partner
 - Principals of each venture partner
 - Venture partner holding the majority interest in the venture and its percentage of interest
 - Proposer must include a copy of the Joint Venture Agreement as an attachment to proposal. Such attachment will not count against the page limit.
 - **Response: N/A**
- If the Proposer is not a corporation, general or limited partnership, or joint venture, please identify the type of business entity and provide any pertinent information.
 - **Response: N/A**
- Provide the total number of employees (divided into full-time and part-time).
 - **Response: 17 full-time employees**
- Certify that the entity signing any agreement emanating from this RFP is a duly licensed General Contractor in Texas.
 - **Response: Texas does not require General Contractors to be licensed. Construction Masters has been in Texas, and providing General Contracting services continuously since 1987.**

TAB 6: SAFETY

This section of the proposal must contain the following information and data and be tied to project examples listed in TAB 9.

- Safety Program Description including:
 - Name and qualifications of Safety Officer
 - **Response: Dennis Busby**
 - Narrative description of program
 - **Response: Please refer to attached Construction Masters Safety Program Outline.**
 - Training and safety education programs used
 - **Response: Complete Safety Manual is available upon request.**
Limitations to page count prohibit inclusion in this RFP.
 - Maintenance of your firm's safety statistics
 - **Response: Justin Davis, President, maintains all safety records.**
 - Include organization chart showing relationship of safety officers to senior management of Proposer's organization
 - **Response: Please refer to attached Construction Masters organizational chart.**
- Safety Record including:
 - Man, hours worked
 - **Response:**
2021: 39,520 hours
 - EMR rate and OSHA recordable rates
 - **Response:**
EMR Rate: 10-1-2021 – 10-1-2022 = .98
OSHA TRIR: 0
 - Describe any OSHA violations and actions taken to correct, and lessons learned
 - **Response: no OSHA violations**
- Organization chart relationship of safety management to senior management of the Proposer
 - **Response: Please refer to attached Construction Masters organizational chart.**

Construction Masters of Houston, Inc.

Safety Program Overview

Our safety program, which was developed in conjunction with U.S. Compliance Systems, Inc., contains the following elements:

GENERAL SAFETY POLICIES AND PROCEDURES

ACCIDENT/INJURY PREVENTION.
SAFETY PROGRAM ADMINISTRATOR
EMPLOYEE INVOLVEMENT
SUBCONTRACTOR INVOLVEMENT
HOUSEKEEPING
EMERGENCY ACTION PLAN
EMERGENCY MEDICAL RESPONSE
FIRE PREVENTION PLAN
PORTABLE FIRE EXTINGUISHERS
FIRE PROTECTION.
FIRST AID & FIRST AID KITS
SANITATION

LIFTING, PUSHING & PULLING
SLIPS, TRIPS, AND FALLS
DRUGS AND ALCOHOL
SMOKING.
ACCIDENT INVESTIGATION
POSTINGS
RECORDKEEPING: INJURIES & ILLNESSES
INCIDENCE RATE
SAFETY MEETINGS
SUBCONTRACTOR RESPONSIBILITIES
ENFORCEMENT
SCHEDULE OF ENFORCEMENT ACTIONS

JOB SPECIFIC-EQUIPMENT SPECIFIC SAFETY PROCEDURES

ABRASIVE WHEELS
AERIAL LIFTS
COMBUSTIBLE & FLAMMABLE LIQUID HANDLING
COMBUSTIBLE GAS INDICATORS
COMPRESSED GAS CYLINDERS
CONCRETE AND MASONRY CONSTRUCTION
CONCRETE CUTTING
CRANES
DEMOLITION
DISPOSABLE RESPIRATORS
EARTH MOVING EQUIPMENT
ELECTRICAL WORK - WORKPLACE SAFETY
EXCAVATING, TRENCHING & SHORING
EXTENSION CORDS
GROUND FAULT CIRCUIT INTERRUPTERS
HEAVY EQUIPMENT AND ELECTRICAL POWER LINES
HOISTS
KETTLE OPERATIONS
LIGHTING

LP-GAS STORAGE
LP-GAS TEMPORARY HEATING
MACHINE GUARDING
MACHINERY
PIPE TIE-INS
SCISSOR-LIFT FALL PROTECTION
SIGNS & TAGS
SLINGS
SOLDERING & BRAZING
STAIRS
STEEL ERECTION ACTIVITIES
TILE CUTTING
TOOLS: HAND
TOOLS: PNEUMATIC POWERED
TOOLS: POWDER-ACTUATED
VEHICLES
VENTILATION
WELDING, CUTTING AND BRAZING
IDENTIFICATION OF HAZARDOUS JOB SITE
MATERIALS

COMPLETE WRITTEN PROGRAMS

CONTROL OF HAZARDOUS ENERGY
FALL PROTECTION
FORKLIFTS
HAZARD COMMUNICATION

PERSONAL PROTECTIVE EQUIPMENT
RESPIRATORY PROTECTION
SCAFFOLDS & LADDERS

Additionally, included in our safety program are employee handbooks, project manuals, appropriate OSHA standards, forms, and a policy statement demonstrating a management commitment to safety.

Our safety program, in addition to being OSHA compliant, incorporates established policies and procedures, training, inspection, and enforcement – key elements in a successful safety effort.

Owner



Justin Davis - Project Executive

Preconstruction - 100%

Conceptual Estimating, Estimate Updates, Initial Schedule Development, Cost Analysis, Value Engineering, Constructability Review, GMP Establishment

Construction - 100%

Procurement, Submittals, Cost Reporting, Schedule Management, Safety Inspections, Quality Assurance, Project Closeout

Lynnette McLain

100%, Bid Coordinator, Subcontractor Procurement, Submittals, Project Closeout

Justin Davis, Project Manager

Preconstruction - 100%

Conceptual Estimate, Estimate Updates, Constructability Review, Value Engineering, Cost Analysis, GMP Establishment

Construction - 100%

Subcontractor Management, Quality Control, Safety, Schedule Management, Cost Control

Marji Carns

100% construction, Subcontractor Procurement, Cost Reporting, Accounting

Joe Magnuson - Superintendent

Preconstruction - As Needed

Initial Schedule Development, Constructability Review

Construction - 100%

Schedule Updates, Subcontractor Management, Jobsite Safety, Quality Assurance, Schedule Management

Subcontractors & Vendors

Team Organizational Chart

TAB 7: FINANCIAL CONDITION AND INSURANCE REQUIREMENTS

Provide the following:

- No more than two (2) bank references for Proposer including the name and title of the bank officer for each bank and telephone contact information.
 - **Response:**
Capital Bank, 1813 E. Broadway, Pearland, TX 77581
Gary Idoux, Sr. VP and Market President / 713-586-4872 / garyi@capitalbanktx.com
Mary Teutsch, Sr. VP and Sr. Portfolio Manager / 713-675-2341 / maryt@capitalbanktx.com
- No more than two (2) references from other types of businesses including the name and title of the individual to contact at that business and that person's telephone number.
 - **Response:**
Leggio Electric / Debbie Hanks, Office Manager / 713-644-2051 / accounting@leggioelectric.com
Texan Floor Service / Ray Parish, VP – Sales / 713-956-9966 / rparish@texanfloor.com
- Current audited financial statement for Proposer, or if only unaudited financial statements are available, then a current financial statement.
 - **Response:** Please refer to attached Financial Statement.
- A specimen certificate of insurance in Acord form evidencing Proposer's current insurance coverage.
 - **Response:** Please refer to attached 'for bid purposes only' Certificates of Insurance.

The Proposer will examine the estimated cost range for this Project as it relates to the bond requirements and provide proof of evidence that the Proposer has the ability to provide a performance and payment bond equal to 100% of the estimated contract cost range amount.

- **Response:** Please refer to attached Surety Letter.

The Proposer must examine the insurance requirements included in the General Conditions and provide an insurance certificate evidencing Proposer's liability coverage with minimum limits, per the insurance requirements in the Agreement.

- **Response:** Please refer to attached 'for bid purposes only' Certificates of Insurance.

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Wrinkle, Gardner & Company, P.C.
Certified Public Accountants

INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To Management
Construction Masters of Houston, Inc.
Pearland, Texas 77581

We have reviewed the accompanying financial statements of Construction Masters of Houston, Inc., which comprise the balance sheets as of December 31, 2021 and 2020, and the related statements of income and retained earnings and cash flows for the years then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services issued by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of Construction Masters of Houston, Inc. and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Supplementary Information

The supplementary information included in Schedules I-V is presented for purposes of additional analysis and is not a required part of the basic combined financial statements. Such information is the responsibility of management and was derived from, and relates directly to, the underlying accounting and other records used to prepare the combined financial statements. The supplementary information has been subjected to the review procedures applied in our review of the basic financial statements. We are not aware of any material modifications that should be made to the supplementary information. We have not audited the supplementary information and do not express an opinion on such information.

Wrinkle, Gardner & Company, P.C.

Friendswood, Texas
April 27, 2022

3231 FM 528 Friendswood, Texas 77546 • Phone (281) 338-1120 • Fax (281) 338-1098

CONFIDENTIAL

CONSTRUCTION MASTERS OF HOUSTON, INC. BALANCE SHEETS

	December 31	
	2021	2020
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	\$ 1,261,539	\$ 1,423,587
Contracts receivable - estimates and trade	2,150,713	1,688,912
Contracts receivable - retainage	991,754	478,394
Note receivable	390,000	390,000
Costs and estimated earnings in excess of billings on uncompleted contracts	311,167	189,287
Prepaid federal income tax	14,984	27,828
Due from related party	21,189	0
Total current assets	5,141,346	4,198,008
 PROPERTY AND EQUIPMENT, at cost		
Automobiles and trucks	279,579	242,356
Machinery	60,019	60,019
Furniture and fixtures	10,756	10,756
Office equipment	18,674	18,674
	369,028	331,805
Less: Accumulated depreciation	(175,081)	(104,813)
	193,947	226,992
Total assets	\$ 5,335,293	\$ 4,425,000
 LIABILITIES AND SHAREHOLDER'S EQUITY		
CURRENT LIABILITIES		
Trade accounts payable	\$ 2,467,225	\$ 1,772,698
Accrued expenses	11,476	11,476
Deferred income tax	249,601	184,532
Current portion of long-term debt	34,988	35,560
Billings in excess of costs and estimated earnings on uncompleted contracts	147,616	210,374
Total current liabilities	2,910,906	2,214,640
 LONG-TERM DEBT, less current portion	71,073	110,344
Total liabilities	2,981,979	2,324,984
 SHAREHOLDER'S EQUITY		
Common Stock, no par value, 100,000 shares authorized, 1,000 shares issued and outstanding	1,000	1,000
Retained earnings	2,352,314	2,099,016
Total shareholder's equity	2,353,314	2,100,016
Total liabilities and shareholder's equity	\$ 5,335,293	\$ 4,425,000

See notes to financial statements and Independent Accountant's Review Report.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/24/2022

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 have **ADDITIONAL INSURED** provisions or 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 Hotchkiss Insurance Agency, LLC - Houston 13430 NW Freeway, Suite 600 Houston TX 77040	CONTACT NAME: Certificates Houston
	PHONE (A/C, No, Ext): 713-956-9800 FAX (A/C, No): 713-956-0331
	E-MAIL ADDRESS: certs@hiallc.com
	INSURER(S) AFFORDING COVERAGE
	INSURER A: Depositors Insurance Company NAIC # 42587
	INSURER B: Travelers Lloyds Insurance Company 41262
	INSURER C: ALLIED P & C Ins Co 42579
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES **CERTIFICATE NUMBER:** 259283560 **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 checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:			GLDO7214799735	2/24/2022	2/24/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
C	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			BAPC7214799735	2/24/2022	2/24/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<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 \$ 0			CAD7214799735	2/24/2022	2/24/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	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 <input type="checkbox"/>	N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Builders Risk			QT6600J952843TLC22	3/1/2022	3/1/2023	Per Location 6,000,000 Per Occurrence 6,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The general liability policy includes blanket additional insured endorsements (CG7323 1214 & CG7434 0512) that provide additional insured status for ongoing & completed operations when required by written contract. The auto liability policy includes a blanket additional insured endorsement that provides additional insured status when required by written contract. The general liability and auto policies include blanket waiver of subrogation endorsements that provide this feature when required by written contract. The general liability policy includes a special endorsement with Primary and Noncontributory wording, (CG7323 1214). The certificate holder is named as loss payee/mortgagee with regard to the Builders Risk policy and is subject the terms and conditions applicable to this policy. Umbrella will follow the underlying policies subject to the policy terms and conditions.

CERTIFICATE HOLDER

CANCELLATION

Bid Purposes Only

***** ** *****

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



CERTIFICATE OF LIABILITY INSURANCE

Acct#: 2494132

DATE (MM/DD/YYYY)

10/01/2021

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 have ADDITIONAL INSURED provisions or 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 Lockton Companies, LLC 2100 Ross Ave, Suite 1400 Dallas, TX 75201	CONTACT NAME:	
	PHONE (A/C, No, Ext): 214-771-4411	FAX (A/C, No):
INSURED Construction Masters of Houston Inc. 3908 3rd St. PEARLAND, TX 77581	E-MAIL ADDRESS: wc@resourcingedge.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Indemnity Insurance Co. of North America	
	INSURER B:	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		

COVERAGES**CERTIFICATE NUMBER:****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
	COMMERCIAL GENERAL LIABILITY						
	<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						EACH OCCURRENCE \$
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$
							MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$
							GENERAL AGGREGATE \$
							PRODUCTS - COMP/OP AGG \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						
	OTHER:						
	AUTOMOBILE LIABILITY						
	<input type="checkbox"/> ANY AUTO						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per person) \$
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS					BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB	<input type="checkbox"/> OCCUR					EACH OCCURRENCE \$
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE					AGGREGATE \$
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N <input type="checkbox"/>	N/A	C70282902	10/01/2021	10/01/2022	X PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	If yes, describe under DESCRIPTION OF OPERATIONS below						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)

Coverage provided for all leased employees but not subcontractors of: Construction Masters of Houston Inc.

CERTIFICATE HOLDER**CANCELLATION**FOR BID PURPOSES ONLY
CONSTRUCTION MASTERS OF HOUSTON, INC.

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



Serving Texans Since 1925

August 8, 2022

City of Angleton, Texas
121 South Velasco
Angleton, Texas 77515

RE: Angleton Wastewater Treatment Plant Lab Redesign

Gentlemen:

Please be advised Construction Masters of Houston, Inc. has an established surety relationship with United Fire & Casualty Company and Texas First Insurance is one of their authorized agents. United Fire & Casualty Company has an "A Excellent" rating from A.M. Best Company and qualifies as an acceptable surety on the Department of the Treasury Federal Register.

United Fire & Casualty Company believes Construction Masters of Houston, Inc. maintains a very experienced management team and they have successfully completed all projects in a professional manner. United Fire & Casualty Company has approved bonding for Construction Masters of Houston, Inc. on single jobs exceeding \$15,000,000 along with a \$25,000,000 aggregate program. United Fire & Casualty Company will provide Performance and Payment Bonds on the above captioned project subject to a satisfactory review of financial underwriting guidelines and specific contract details at the time of such request.

Please call me directly at (409) 934-8040 if you have any further questions or need additional information. Thanks again for your consideration of our client.

Sincerely,

A handwritten signature in black ink, appearing to read "Donna Wein". The signature is fluid and cursive, with a large, stylized "D" and "W".

Donna Wein
Surety Account Manager
Rust, Ewing, Watt & Haney, Inc.
dba Texas First Insurance

TAB 8: EXPERIENCE OF KEY PERSONNEL

Proposer must submit a detailed organizational chart identifying the individuals whom the Proposer proposes to perform the services required during the Construction Phase. Any firms or individuals proposed to be subcontracted to the Proposer must be clearly noted as such.

- **Response: Please refer to attached Construction Masters organizational chart.**

The organizational chart must be accompanied by a narrative summary indicating the duties, the functional responsibilities, and the designated authority of each individual on the chart.

- **Response: Please refer to attached Construction Masters organizational chart.
Responsibilities are outlined for each individual named on the chart.**

Proposer should identify the relationships of any partner, Joint Venturer, or other vendor intended to participate on the Project in direct relationship to Owner and Architect. Any firms or individuals proposed in such direct relationships must be named and clearly noted as such.

- **Response: Understood, no known relationships exist for this project.**

For each person identified as Key Personnel by the Proposer, the following information should be provided in resume format:

- Name and title
- Project responsibilities and roles
- Educational background
- Professional registrations and memberships
- Years of relevant experience
- Relevant project experience
 - **Response: Please refer to attached resumes -
Justin Davis, Project Manager
Joe Magnuson, Superintendent
Dennis Busby, Safety Officer.**

Owner



Justin Davis - Project Executive

Preconstruction - 100%

Conceptual Estimating, Estimate Updates, Initial Schedule Development, Cost Analysis, Value Engineering, Constructability Review, GMP Establishment

Construction - 100%

Procurement, Submittals, Cost Reporting, Schedule Management, Safety Inspections, Quality Assurance, Project Closeout

Lynnette McLain

100%, Bid Coordinator, Subcontractor Procurement, Submittals, Project Closeout

Justin Davis, Project Manager

Preconstruction - 100%

Conceptual Estimate, Estimate Updates, Constructability Review, Value Engineering, Cost Analysis, GMP Establishment

Construction - 100%

Subcontractor Management, Quality Control, Safety, Schedule Management, Cost Control

Marji Carns

100% construction, Subcontractor Procurement, Cost Reporting, Accounting

Joe Magnuson - Superintendent

Preconstruction - As Needed

Initial Schedule Development, Constructability Review

Construction - 100%

Schedule Updates, Subcontractor Management, Jobsite Safety, Quality Assurance, Schedule Management

Subcontractors & Vendors

Team Organizational Chart

Justin Davis

President / Project Executive

justin@cmhou.com

281-960-4491

Employment History

Construction Masters of Houston, Inc.

1998 - 2004 & 2006 - Present

Project History

Bezos Academy - North Shore	Houston, TX	\$783,000
HCESD 48 - Fire Station 4 Renovation	Katy, TX	\$989,300
Texas Gulf Bank - River Oaks	Houston, TX	\$372,300
Brazoria County Historical Museum - Westside	Angleton, TX	\$1,002,374
Brazoria County Animal Control Renovation	Angleton, TX	\$584,711
Barbers Hill MSN Girls Athletic Renovations	Mont Belvieu, TX	\$632,615
City of Baytown - Utility Services Building	Baytown, TX	\$3,467,695
HCESD 4 - Fire Station 52 Renovation	Huffman, TX	\$534,000
Texas Gulf Bank - Freeport	Freeport, TX	\$1,782,500
Champions Fire Station 11 Renovation	Houston, TX	\$359,700
Missouri City Fire Stations #1, #3, & #4 Renovations	Missouri City, TX	\$317,243
San Luis Pass Visitor Center	Freeport, TX	\$410,770
Baytown Animal Services and Adoption Shelter	Baytown, TX	\$6,532,984
Village Fire Station Addition and Renovations	Hedwig Village, TX	\$4,707,600
City of Pearland-Orange St Service Center - Phase 1 Admin Bld	Pearland, TX	\$5,619,510
San Jacinto College - South Campus Welcome Center	Houston, TX	\$419,671
San Jacinto College -Maritime Expansion Fire Training C	Pasadena, TX	\$1,047,600
Hanson Riverside Park Re-Development	West Columbia, TX	\$459,750
Arcola City Hall Renovations	City of Arcola, TX	\$2,034,000
EMS Station 97	Humble, TX	\$1,819,000
Plus 4 Credit Union - Tomball Branch	Tomball, TX	\$327,600
Baker Ripley Rookin	Houston, TX	\$96,400
Brazoria County Lake Jackson Annex Building	Lake Jackson, TX	\$3,926,500
Brazoria County Camp Mohawk	Alvin, TX	\$215,241
Brazoria County Resoft Park Ranger Station	Alvin, TX	\$649,800
Brazoria County Historical Museum	Angleton, TX	\$293,508
Sheldon ISD Compass Schools	Houston, TX	\$889,138
City of Webster - Animal Control & Police Dept	Webster, TX	\$1,206,200
San Jacinto College - Administration - Restroom Reno	Pasadena, TX	\$580,611
Cy-Fair FCU Copperfield Branch - Remodel	Houston, TX	\$496,878
FCCU Spring Branch Remodel - Phase I & Phase II	Houston, TX	\$2,291,000
Harris County EMS Stations 92 & 94	Houston, TX	\$6,178,460
Sheldon ISD Build Back	Houston, TX	\$3,616,026
ACU - Texas City	Texas City, TX	\$1,337,200
Houston Federal Credit Union - Kirby Branch	Houston, TX	\$236,012
Delores Fenwick Nature Center	Pearland, TX	\$2,535,728
PinnacleART - Phase V	Pasadena, TX	\$4,218,200
ACU - Alvin - Remodel (new location)	Alvin, TX	\$195,900

Project History

Mayde Creek E.S. & Sundown E.S. / Renovations	Houston & Katy, TX	\$1,233,000
Tom Reid Library / Renovations & New Construction	Pearland, TX	\$3,319,200
Sheldon ISD - Cravens ECA / Sheldon ECA Renovations	Houston, TX	\$263,525
Dickinson ISD - Food Nutrition Warehouse	Dickinson, TX	\$698,486
Pearland City Hall Complex Renovation	Pearland, TX	\$6,124,000
Heritage Bank - Growth & Lease Spaces Build-out	Lake Jackson, TX	\$295,502
Texas Gulf Bank - Lake Jackson - Teller Line	Lake Jackson, TX	\$142,000
Texas Gulf Bank - Clute - Teller Line	Clute, TX	\$176,500
ACU - Brenham - Disaster Recovery Center	Brenham, TX	\$640,800
Nottingham Country Elementary - Life Skills Remodel	Katy, TX	\$375,818
Heritage Bank	Lake Jackson, TX	\$2,315,791
Traylor Office Building	Pearland, TX	\$861,000
San Jacinto College - North - Baseball Facility	Houston, TX	\$622,648
ACU - Deer Park - Remodel	Deer Park, TX	\$768,545
ACU - La Marque - New Roof & Mechanical	La Marque, TX	\$256,699
NCI - 5th St.	Stafford, TX	\$24,973
NCI - Austin St.	Richmond, TX	\$82,515
MGArchitects Office	Houston, TX	\$799,388
Texas Gulf Bank - Voss	Houston, TX	\$110,269
Texas Gulf Bank - Angleton	Angleton, TX	\$246,426
Westbound Bank - FM 529 Branch	Houston, TX	\$1,149,307
Westbound Bank - Conroe Branch	Conroe, TX	\$1,170,350
NCI - Rosenberg Workforce Solutions	Rosenberg, TX	\$767,635
Brazoria County Courthouse Restroom Remodel	Angleton, TX	\$272,646
Texas Gulf Bank - Town & Country (Demo & Remodel)	Houston, TX	\$884,575
ACU Corporate Driveway Expansion	League City, TX	\$272,321
Ashford Crossing / Lincoln Properties	Houston, TX	\$138,885
Brazoria County Sheriff's Office	Angleton, TX	\$155,000
Brazosport College Welding Lab	Lake Jackson, TX	\$3,730,000
PinnacleART Phase III	Pasadena, TX	\$1,531,894
Brazoria County Pct. 4	Manvel, TX	\$2,442,000
Pearland Westside Library Expansion	Pearland, TX	\$290,000
NCI - Almeda Workforce Solutions	Houston, TX	\$607,000
PinnacleART Phase II	Pasadena, TX	\$2,978,375
Max Road Sports Complex	Pearland, TX	\$2,521,315
Anytime Fitness	League City, TX	\$108,271
Creekside Shopping Center	League City, TX	\$847,910
Booster Pump Station	Webster, TX	\$1,186,000
Ipswich Road Repairs at Hobby Airport	Houston, TX	\$143,905
Associated Credit Union Fry Rd.	Cypress, TX	\$1,166,409
Progressive Commercial Aquatics	Houston, TX	\$162,375
First Community Credit Union Parking Lot Expansion	Houston, TX	\$270,100
Integrity Bank Pasadena	Pasadena, TX	\$1,740,733
MidSouth Bank - Magnolia	Magnolia, TX	\$299,506
Integrity Bank Woodlands	Shenandoah, TX	\$534,994

Project History

Pearland ISD Turner HS Renovations	Pearland, TX	\$254,477
First Community Credit Union - Woodlands	The Woodlands, TX	\$107,300
MidSouth Bank - Veterans	Houston, TX	\$198,134
Texas Gulf Bank - West University	Houston, TX	\$344,256
Pearland Westside Library	Pearland, TX	\$380,726
Northwest Pines	Houston, TX	\$856,000
Southwest Water Reclamation Facility	League City, TX	\$2,586,590
South Main Baptist Church	Pasadena, TX	\$1,000,000
Texas Gulf Bank of Friendswood	Friendswood, TX	\$1,411,278
San Jacinto College District Child Care Lab School	Pasadena, TX	\$2,900,000
PinnacleAIS Office Complex	Pasadena, TX	\$1,229,962
Associated Credit Union of Texas - Headquarters	League City, TX	\$6,137,582
Brazoria County EMS Facility	Manvel, TX	\$1,542,398
San Jacinto College YUM Kitchen Renovations	Multiple Sites	\$958,154
Brazoria County Commissioner's Office	Alvin, TX	\$2,575,830
San Jacinto College Hurricane Repairs	Multiple Sites	\$7,145,019
Brazoria County Justice of the Peace Office	Pearland, TX	\$828,000
Urology of Houston Medical Clinic	Pasadena, TX	\$1,800,000
Broadway 518 Business Center	Pearland, TX	\$1,877,000
Cooperative Purchasing	Approximately \$4,000,000 Annually	

References

Troy Kennedy	9Yards Architecture	281-316-6392	Troy@the9yards.com
Eric Batte	MGArchitects	713-552-0707	ebatte@mgarchitects.com
Mike Harris	San Jacinto College District	281-998-6338	mike.harris@sjcd.edu
Rex Anderson	Lukasa / Pinnacle	281-598-1330	rex.anderson@lukasa.net
Gerald Hendrick II	Brazoria County	979-864-1676	geraldh@brazoria-county.com
Jennifer Lee	City of Pearland, Projects Div.	281-652-1600	jlee@pearlandtx.gov
Ryan McLemore	PGAL Architects	713-622-1444	rmclemore@pgal.com

Education & Certifications

Houston Baptist University: Bachelors of Business Administration; Marketing

Joe Magnuson

Superintendent

joem@cmhou.com

713-245-6439

Employment History

Construction Masters of Houston, Inc.
Diversified Finishes

2012 - Present
1995 - 2018

Project History

Brazoria County Historical Museum - Westside Reno	Angleton, TX	\$996,700
Brazoria County Animal Control Renovation	Angleton, TX	\$584,711
Baytown Animal Services and Adoption Shelter	Baytown, TX	\$6,532,984
Brazoria County Lake Jackson Annex Building	Lake Jackson, TX	\$3,926,500
Brazoria County Historical Museum	Angleton, TX	\$293,508
Sheldon ISD Build Back	Houston, TX	\$3,616,026
ACU - Alvin - Remodel (new location)	Alvin, TX	\$195,900
Mayde Creek E.S. & Sundown E.S. / Renovations	Houston & Katy, TX	\$1,233,000
Sheldon ISD - Cravens ECA / Sheldon ECA Renovations	Houston, TX	\$263,525
Texas Gulf Bank - Lake Jackson - Teller Line	Lake Jackson, TX	\$142,000
Texas Gulf Bank - Clute - Teller Line	Clute, TX	\$176,500
Texas Gulf Bank - Angleton	Angleton, TX	\$246,426
NCI - Rosenberg Workforce Solutions	Rosenberg, TX	\$767,635
ACU - Friendswood Kroger	Friendswood, TX	\$112,395
ACU - Alvin Kroger	Alvin, TX	\$96,454
Pearland Westside Library Expansion	Pearland, TX	\$290,000
Brazoria County - Various Projects - Renovations		
San Jacinto College District - Various Projects - Renovations		

References

Mary Henson	Texas Gulf Bank	979-888-7850	mhenson@texasgulfbank.com
Charles Griffiths	Huckabee	281-520-4995	charles.griffiths@huckabee-inc.com
Toni O'Bryan	LAN, Inc.	713-266-6900	TMOBryan@lan-inc.com

Education & Certifications

San Jacinto College

Dennis Busby

Safety Manager

dennis@cmhou.com

281-780-3871

Employment History

Construction Masters of Houston, Inc.
Northwinds Construction
Teal Construction
K.D. Development
Wood Master Building Company

August 2008 - Present
February 2007 - August 2008
September 2005 - February 2007
July 2002 - September 2005
October 1999 - May 2002

Project History

HCESD 48 - Fire Station 4 Renovation	Katy, TX	\$989,300
Barbers Hill MSN Girls Athletic Renovations	Mont Belvieu	\$632,615
City of Baytown - Utility Services Building	Baytown, TX	\$3,467,695
Champions Fire Station 11 Renovation	Houston, TX	\$359,700
Baytown Animal Services and Adoption Shelter	Baytown, TX	\$6,532,984
Village Fire Station Addition and Renovations	Hedwig Village, TX	\$4,707,600
San Jacinto College -Maritime Expansion Fire Training C	Pasadena, TX	\$1,047,600
Arcola City Hall Renovations	City of Arcola, TX	\$2,034,000
Plus 4 Credit Union - Tomball Branch	Tomball, TX	\$327,600
EMS Station 97	Humble, TX	\$1,819,000
Sheldon ISD Compass Schools	Houston, TX	\$889,138
Cy-Fair FCU Copperfield Branch - Remodel	Houston, TX	\$496,878
FCCU Spring Branch Remodel - Phase I & Phase II	Houston, TX	\$2,291,000
Harris County EMS Stations 92 & 94	Houston, TX	\$6,178,460
Sheldon ISD Build Back	Houston, TX	\$3,616,026
Houston Federal Credit Union - Kirby Branch	Houston, TX	\$236,012
ACU - Alvin - Remodel (new location)	Alvin, TX	\$195,900
Mayde Creek E.S. & Sundown E.S. / Renovations	Houston & Katy, TX	\$1,233,000
Sheldon ISD - Cravens ECA / Sheldon ECA Renovations	Houston, TX	\$263,525
Dickinson ISD - Food Nutrition Warehouse	Dickinson, TX	\$698,486
ACU - Brenham - Disaster Recovery Center	Brenham, TX	\$640,800
ACU - Deer Park - Remodel	Deer Park, TX	\$768,545
ACU - La Marque -New Roof & Mechanical	La Marque, TX	\$256,699
NCI - 5th St.	Stafford, TX	\$24,973
NCI - Austin St.	Richmond, TX	\$82,515
MGArchitects Office	Houston, TX	\$799,388
Texas Gulf Bank - Voss	Houston, TX	\$110,269
Texas Gulf Bank - Angleton	Angleton, TX	\$246,426
Westbound Bank - FM 529 Branch	Houston, TX	\$1,149,307
Westbound Bank - Conroe Branch	Conroe, TX	\$1,170,350
NCI - Rosenberg Workforce Solutions	Rosenberg, TX	\$767,635
Brazoria County Courthouse Restroom Remodel	Angleton, TX	\$272,646

Project History

Texas Gulf Bank - Town & Country (Demo & Remodel)	Houston, TX	\$884,575
ACU Corporate Driveway Expansion	League City, TX	\$272,321
Ashford Crossing / Lincoln Properties	Houston, TX	\$138,885
Brazoria County Sheriff's Office	Angleton, TX	\$155,000
Brazosport College Welding Lab	Lake Jackson, TX	\$3,730,000
PinnacleAIS Phase III	Pasadena, TX	\$1,531,894
Brazoria County Pct. 4	Manvel, TX	\$2,442,000
Pearland Westside Library Expansion	Pearland, TX	\$290,000
NCI - Almeda Workforce Solutions	Houston, TX	\$607,000
Associated Credit Union Fry Rd.	Cypress, TX	\$1,166,409
Progressive Commercial Aquatics	Houston, TX	\$162,375.00
First Community Credit Union Parking Lot Expansion	Houston, TX	\$270,100.00
Integrity Bank Woodlands	Shenandoah, TX	\$534,994.00
Harris County ESD #1 (Fire Station & Clinic)	Houston, TX	\$97,525.00
MidSouth Bank Phase II / Veterans /Greenspoint Branch	Houston, TX	\$198,134.28
Northwest Pines Club House	Houston, TX	\$957,157.00
League City SWWRF	League City, TX	\$2,586,590.00
Manvel EMS	Manvel, TX	\$1,542,398.00
Texas Gulf Bank Renovation	Lake Jackson, TX	\$213,983.50

References

Ricardo Martinez	Martinez Architects	281-346-7371	ricardo@martinez-architects.com
Jeremy Hyde	Harris County ESD No. 1	281-449-3131	jhyde@hcec.com
Spencer Clark	AG CM	713-842-0540	sclark@agcm.com
Troy Kennedy	9Yards Architecture	281-316-6392	Troy@the9yards.com
Eric Batte	MG Architects	713-552-0707	ebatte@mgarchitects.com
Juan Mendoza	Sheldon ISD / LAN	713-266-6900	jmendoza@lan-inc.com

Education & Certifications

Certified: Fork Lift

TAB 9: EXPERIENCE ON SIMILAR PROJECTS

This section of the Proposal addresses the Proposer's related experience with an emphasis on past construction experience.

Experience constructing major commercial construction projects:

- Describe the Proposer's experience in the last ten (10) years on any construction projects involving commercial projects of significant scope, similar to the project.
- Include the project name, location, description, size, and cost.
- Provide the date of actual construction start, and actual substantial completion compared to planned start and planned completion; explain variances.
- Provide the original construction budget, final construction cost: explain variances.
- Include the number of Change Orders and dollar amounts.
- Describe field conditions.
- Provide the name of the owner and any other key project team members (include address and telephone numbers).
- Describe the services performed by the Proposer or persons currently employed by the Proposer as well as the Proposer's office performing the work (if applicable).

Include the name of the architect of record.

- **The following is an abbreviated list of Public Projects by Construction Masters.**

- **1) Harris County ESD #1 - EMS Stations 92 and 94**
92: 1618 Isom St., Houston, TX 77039 / 94: 6310 Aldine Bender Rd., Humble, TX 77396
New construction of two - 15,000 SF EMS Stations.

Owner: HCESD #1 / Jeremy Hyde / 281-449-3131 / jhyde@hcec.com

Contract: \$6,178,460

SCD: 92 – 4/7/2020 / 94 – 3/23/2020

Architect: Joiner Architects

- **2) Brazoria County Sub Office Building**
3633 CR 58, Manvel, TX 77578
New construction of a freestanding courthouse building, approx. 17,000 SF.

Owner: Brazoria County / Gerald Hendrick II / 979-215-4840 / geraldh@brazoria-county.com

Contract: \$2,429,100

SCD: 11/1/2014

Architect: PGAL

Continued next page

- **3) Brazoria County Sheriff's Office**
3602 County Rd. 45, Angleton, TX 77515
Renovation of the Dispatch Office including new workstations; improvement to facility acoustics; new HVAC; and electrical work. Project was a JOC / Design Build.
Owner: Brazoria County / Gerald Hendrick II / 979-215-4840 / geraldh@brazoria-county.com
Contract: \$155,317
SCD: 3/13/2015
Architect: Design/Build – Gerald Hendrick II, Brazoria County

- **4) Pearland City Hall and Annex Renovation**
3519 and 3523 Liberty Dr., Pearland, TX 77581
Complete gut and remodel of 125,000 SF area. The two buildings, comprised of a three-story City Hall structure and one-story Annex Building, housing operations personnel, council chambers and administration. Phased project.
Owner: City of Pearland, Michael Collins, Construction Manager
281-652-1747 / mcollins@pearlandtx.gov

Contract: \$5,619,510
SCD: 10/15/2021
Architect: Huitt-Zollars, Inc.

- **5) Webster Police Department Renovation**
217 Pennsylvania Ave., Webster, TX 77598
Renovation of the breakroom, dispatch breakroom, property room and restrooms encompassing a 2,433 SF area.

Owner: City of Webster, David Glasco, Manager, Engineering / Construction
281-316-4139 / dglasco@cityofwebster.com

Contract: \$352,039
SCD: 9/17/2019
Architect: PGAL

TAB 10: MANAGEMENT APPROACH AND SERVICES

The Proposal should provide a detailed narrative of the management approach that will be used for the project. The Proposer should identify any unique experience, qualifications, tools, techniques, and approaches that will best achieve the project's objectives. Proposer shall explain why and how it is industry-leading in these areas.

The following issues should be addressed for the construction:

- Scheduling and scheduling management.
- Cost tracking and control.
- Project documentation and reporting.
- Design review approaches.
- Construction coordination and management.
- Construction quality assurance and control plan.
- Software programs, web-based applications, and other computer applications proposed or required for construction management, scheduling, and cost management tasks.
- Examples of project deliverables (as attachment to proposal, pages are excluded from page limit of proposal).
- Experience with alternate delivery strategies and innovative ways to speed up procurement and project delivery.
- Experience with BIM and 3, 4 and 5 D technologies.

Response:**Foreword:**

Since 1987, Construction Masters has been a steady presence in the commercial construction industry throughout the greater Houston area. Our proposed team of management and support come with over 50 years of experience with Construction Masters. In addition to our in-house team is a network of subcontractors and vendors. Many of which we have had relationships with for more than 10 years. This direct work experience illustrates our cohesiveness as a team and our commitment to achieving common goals through innovation and collaboration.

Management System:

Construction Masters has teamed with Architects and Owners utilizing the Procore Management Software, Projectmates, and Active Collab, to name a few. These programs effectively bring together all management phases of the project, including, planning, development, bidding, construction, and completion.

Schedule Management:

Our construction schedule will be used to forecast material and labor needs and for coordination with the Owner. The schedules are developed by using the MS Project management software.

We maintain schedule control by proposing a realistic schedule, procuring materials early, hiring subcontractors with ample manpower, forecasting conflicts, and adjusting quickly when things do not go as planned.

Cost Control:

In the last 2 years, 90% of our business came from repeat customers. We believe this statistic illustrates our commitment to our core values which are honesty, integrity, and transparency. We earn these relationships by building trust through schedule management, cost control and building a quality product.

Cost Control begins at the estimating stage. Our goal is to identify potential conflicts at this stage to avoid uncomfortable conversations during the build.

We only partner with subcontractors who share this common goal. While bidding, we discard subcontractor bids that look unrealistic because they do not align with our cost expectations. Majority of the time these subcontractors do not end up being team players. If we think they will be looking for change orders, we will move to the next responsible bidder. This process may inflate our numbers, but we would rather lose out on a project than win one with a poorly put together team. We want you to become another repeat customer.

Throughout construction we are collaborating with subcontractors, architects, and engineers to identify conflicting field conditions, unexpected consequences, and constructability issues. In many situations, additional costs can be avoided through proper planning and foresight.

When added costs are unavoidable, we look to propose solutions that minimize overall impact. Often, we can eliminate the added cost all together by suggesting corresponding changes that do not take away from aesthetics or functionality.

Change orders are not good for anyone involved including us. You have our commitment to work responsibly and proactively.

TAB 11: UNIQUE CAPABILITIES / RESOURCES

Summarize any unique capabilities and/or resources that distinguish the Proposer regarding this project.

Project Approach and Understanding

Since 1987, Construction Masters has been a steady presence in the commercial construction industry throughout the greater Houston area. Our proposed team of management and support come with over 50 years of experience with Construction Masters. In addition to our in-house team is a network of subcontractors and vendors. Many of which we've had relationships with for more than 10 years. This direct work experience illustrates our cohesiveness as a team and our commitment to achieving common goals through innovation and collaboration.

Our project team will be led by Justin Davis, President of Construction Masters. Justin has been with CM since 2006 and in his current role for the last 10 years. Justin will serve as this project's lead executive. His duties will include contract administration, labor & product procurement, submittal review, schedule management, quality control and overall project oversight. Justin will office from our location in Pearland but will make a minimum of 1 site visit per week and attend all OAC meetings. Approximately 30% of Justin's work hours will be spent on this project. He is 100% committed to the success of this project and building a relationship with the City of Angleton.

Justin will also serve as the Project Manager for this build. His Project Management duties will include subcontractor management, construction process control, safety inspections, quality assurance and construction conflict resolution.

Our onsite Superintendent will be Joe Magnuson. Joe has been a member of the CM Team since 2012. He was chosen for this role based on his experience with public market sector. Joe's duties will include day-to-day project administration, subcontractor management, quality and safety assurance, schedule maintenance and customer coordination. Joe will be onsite full time for the duration of the project. Joe is 100% committed to the success of this project and building a relationship with the City of Angleton.

Lynnette McLain is our Project Coordinator. Lynnette has been a member of the CM Team for 12 years and in her current role for the last 9 years. Her duties include subcontractor contract administration, submittal coordination, delivery management, field support and project closeout. Lynnette will office solely from our location in Pearland. 30% of her work hours will be spent on this project. Lynnette is 100% committed to the success of this project and building a relationship with the City of Angleton.

Marji Carns is our Office Manager. Marji has been with CM for 13 years, all of which in her current role. Her duties on this project include insurance compliance, accounts receivable,

accounts payable, lien protection and project document control. She will office from our Pearland location and will spend 20% of her work hours on this project. Marji is 100% committed to the success of this project and building a relationship with the City of Angleton.

Construction Masters is extremely selective when it comes to subcontractors. We believe our role is to put people in the best position possible to be successful. This requires carefully analyzing each project and selecting partners with skillsets and manpower appropriate for each job. We are looking for subcontractors who offer the most value rather than the cheapest price. This approach may take away from our bottom line, but it also insures a successful build. We will not jeopardize our reputation by putting together an unqualified team just to try to win a project. Our goal is to win this award and build a long-standing relationship with the City of Angleton.

We are thankful for the opportunity given to us to submit this proposal and look forward to the possibility of working with the City of Angleton.

Best Regards,

Justin Davis
President