



REQUEST FOR QUALIFICATIONS  
CITY OF EVERMAN  
ANIMAL SERVICES SHELTER CONVERSION

GROSSMAN DESIGN BUILD  
FEBRUARY 2026

## OVERVIEW

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Dear Selection Committee,

It is with enthusiasm that we present this packet for the Design / Build services for the new city project in Everman, Texas. We have no doubt that our team's thoughtful plan, attention to detail, and excitement for the project will be evident throughout. What is most important are not necessarily the pretty pictures or the bottom line, but the process, the talent, and the passion that went into their creation. We hope what becomes most evident in this proposal is that, in our team, these three qualities exist in equal measure and will be applied to the ongoing evolution and refinement of the project that is ultimately built.

We will detail why Grossman Design Build is uniquely qualified to perform all your Design Build needs throughout this proposal packet.

Our team is led by Gary Grossman, a veteran architect of over 34 years, who has plenty of experience designing and building municipal fire stations. We will focus on efficiencies in the design and construction management to create the best value for the City.

With the remaining professional team we have a management approach that focuses on up-front planning and accurate pricing that ensures the foundation for a successful project. We have a seasoned team of designers with a builders prospective to ensure accurate and value engineered design.

We look forward to discussing our proposal with you in more detail. Thank you again for the opportunity.

Please refer to our point of contact on this project as:

Brian Grossman at 911 East Broad Street, Mansfield, Texas 76063 or call 817-473-9168.

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## WHY DO YOU BELIEVE YOUR FIRM WOULD BE A GOOD CHOICE FOR EVERMAN?

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Design-Build. You might say it's a simple approach to construction. A team, working together from start to finish in open communication and purposeful collaboration to deliver otherwise unachievable results. It's the notion that when owners sit at the same table with architects and builders, engineers and estimators, great ideas — the best ideas — are born. And the way is paved for creative solutions to take hold, resulting in costs minimized, schedules streamlined and efficiencies realized.

The customer is at the heart of the design and construction process while GDB provides the framework, allowing decisions to be made in a timely fashion. We work hard at making sure our clients understand all of their options and the associated impacts, which helps them to make well-educated decisions.



## ADVANTAGES

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- We have extensive knowledge and experience of design build style Fire Station projects. We have completed 9 projects over the past 5 years, and currently are in the process of constructing 3 more.
- Grossman Design Build has all the appropriate software and skill to complete these projects. We can render anything in 3D Max, with BIM software to illustrate details.
- Previously we have traveled across 13 states for work with Texas Roadhouse, we are able to travel wherever the work needs us to be.
- We are able to provide proper bonding and insurance on all our projects. We take quality and safety on the project seriously. Its our No. 1 priority.



# ABOUT US

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*Design Build is what we do at GDB.*

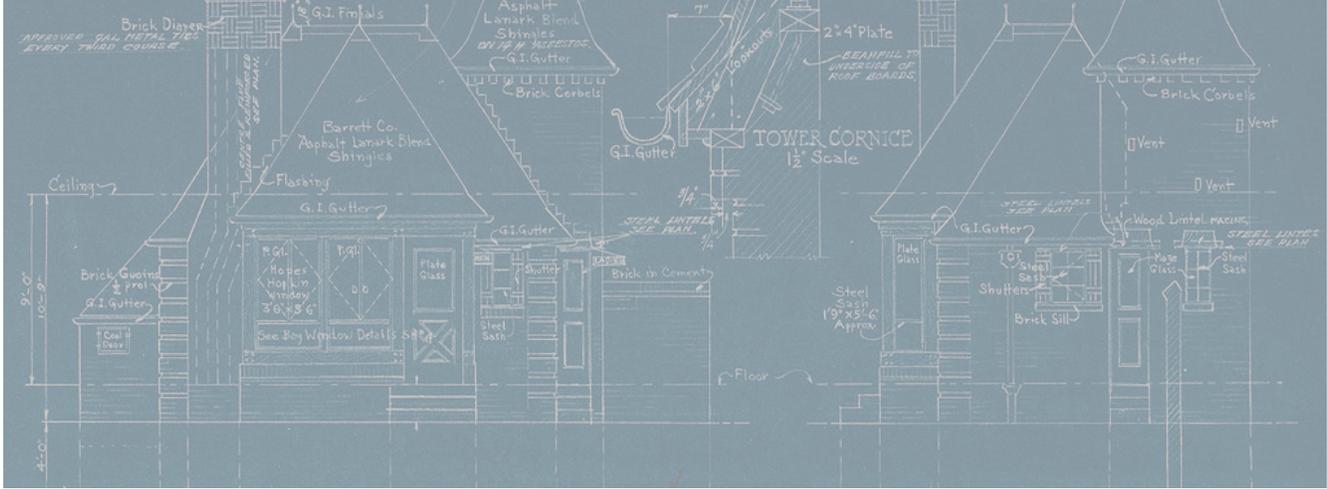
Our professional team is dedicated to designing a quality facility for each and every client we serve. When GDB commits to a project we make ourselves available to answer our clients every need. We will be with you throughout this project to answer every question, provide consistent project oversight, and ensure the project is delivered on time, and within budget, every time. We are a believer that success comes from client involvement, client communication and honesty. We feel it is a partnership with the client, and we will engage our partners working hand in hand to achieve our goals. We will work together to develop design ideas and solutions. Together we will identify critical decisions that must be met to ensure the project's design, schedules, and budget. We bring our experience that will help assist you in developing and design that meets your current needs and provides future flexibility.



City of Crandall Fire Station Rendering

We design and plan to the extent that we rarely have any change orders necessary on any project. We are not one of those contractors that make their money off of change orders. We design the project around your budget and once all final selections are made, that is how much it costs, not the other way around.

Every project is different, and every project requires its own unique design. This is the basis for the Grossman Design Build's approach to designing a concept like this fire station. Our approach to any project begins with understanding the scope of services and includes a thorough knowledge of all project issues.



## 01 DESIGN

We believe that each project possesses a unique set of challenges and opportunities, and these particular factors guide our design processes. By embracing the singularity of each project, we open ourselves to opportunities that not only result in new and creative solutions, but also fully address the specific requirements of each project.

## 03 PROFESSIONAL TEAM

While creativity is always our goal, we concentrate first and foremost on resolving key functional planning challenges, all the while incorporating architectural creativity to each evolving design solution.

## 02 CONSTRUCTION

We strive to develop solutions that are both client- and context- sensitive, with equal regard to such factors as budget, operational efficiency, long-term maintenance, environmental responsiveness, and compliance.

## 04 QUALITY AND FINISH

To us, there's no such thing as a small construction project. Every project has our name on it, and that means delivering the highest standards of quality for every project, even the "small" ones.

### OUR MISSION

Our mission is to improve the design-build experience. We recognize and promote the talent of our labor force, creating meaningful bonds and surpassing deep-seated client expectations.

### OUR HISTORY

We have been in business since 1988 and have spent that time growing our business out of referrals. We strive to reach our clients goal which has in turn made us reach ours.

### OUR GOALS

To respect and foster relationships with all team members and clients while promoting their continual growth and achievement.

Architecture not only reflects our time and culture, but also shapes it. As architects and designers, we create settings to inspire the way we live, learn, heal, work and play. It is our essential humanity that moves us to do good, create places that facilitate activity and bring joy to the human spirit.

All in all, Grossman Design Build is about honesty and trust. We are 100% upfront and honest with all of our customers in all phases of design, pricing and construction. We love design build. This is not just another job for us, this is who we are. We do not ever dread getting out of bed in the morning and going to work, because we love what we do and I think it shows in how we treat our customers and how our projects turn out, with careful consideration throughout.



## WE HAVE ONLY A **QUALIFIED TEAM** OF BUILDERS AND EXPERIENCED ARCHITECTS

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Our professional team is dedicated to designing a quality facility for each and every client we serve. When GDB commits to a project we make ourselves available to answer our clients every need. We will be with you throughout this project to answer every question, provide consistent project oversight, and ensure the project is delivered on time, and within budget, every time.

We are a believer that success comes from client involvement, client communication and honesty. We feel it is a partnership with the client, and we will engage our partners working hand in hand to achieve our goals. We bring our experience that will help assist you in developing and design that meets your current needs and provides future flexibility.

In addition to being a family based company, we have great sub-contractors and professional consultants who have been a vital partner with GDB throughout our Design Build Projects. Our newest sub-contractor has been with us for over 5 years now, thus proving our commitment to them and them to us. We do not have a quick turn over rate of employees or subs because we pride ourselves on doing right by everyone and taking care of our “family” of customers, employees, sub-contractors and professional consultants.

## PROFESSIONAL APPROACH

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*I would also like to mention our charitable work. We have completed numerous projects around DFW for those in dire need under the guidance of the Wesley Mission Center and the First United Methodist Church. With zero cost to those we have assisted we used our resources and connections to improve their home and living situation. We have also recently partnered with the Make-A-Wish foundation helping them grant the many wishes of their children in need. We have designed and built playhouses and treehouses for them across the state of Texas.*

We design and plan to the extent that we rarely have any change orders necessary on any project. We are not one of those contractors that make their money off of change orders. We design the project around your budget and once all final selections are made, that is how much it costs, not the other way around.

Our approach to any project begins with understanding the scope of services, and includes a thorough knowledge of all project issues. It also includes recommendations to improve the scope by including unique concepts and cost saving design / construction techniques without losing sight of the ultimate goal.

# 1. FIRM INFORMATION:

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*Name of Firm:*

Grossman Design Build

*Type of Entity:*

S-Corporation

*State of Creation:*

Texas, 1988, Re-branded from Gary Grossman Architect & Construction to Grossman Design Build in 2010

*Office Location:*

Grossman Design Build  
1045 Matlock Road  
Mansfield, Texas 76063

*Primary Individual to Contact (Per this Specific Project)*

Brian Grossman, *Partner*  
*State of Louisiana Licensed Contractor # 58417*

O: 817-473-9168 C: 817-454-0898

*Website:* [www.GrossmanDesignBuild.com](http://www.GrossmanDesignBuild.com)

*Email:* [Brian@GrossmanDesignBuild.com](mailto:Brian@GrossmanDesignBuild.com)

# 2. FINANCIAL INFORMATION

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*Provide name, address, and number of financial institution where funds will be deposited, and where payments will be drawn.*

Jake Hardin, President  
American National Bank of Texas  
2500 E Broad St., Suite 100, Mansfield, TX 76063  
[JakeHardin@anbt.com](mailto:JakeHardin@anbt.com)



### 3. BONDING INFORMATION:

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*Provide name, address, and number of Bonding Company and agent.*

#### Contract Bonding Agency

Fred Thetford (Quade), President  
2525 Ridgmar Blvd. Suite 320, Ft. Worth, Texas 76116  
Phone: 817.632.1302

### 4. MEMBERSHIP OF DBIA

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*Yes, Grossman Design Build is a member of DBIA, our member # is 1143641.*

### 5. & 6. ACCREDITED DESIGN BUILD PROFESSIONAL ON STAFF

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*Yes, Gary Grossman has been a licensed architect since 1984, license #12464 TX, and Eric Grossman is a registered landscape architect since 2009 #2599 TX.*

### 7. & 8. ACCREDITED LEED PROFESSIONAL ON STAFF

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*Our consultant Jim Meyer is LEED Certified if we needed to provide a LEED Certification on these buildings we have the ability to bring that option to the city of Everman. We've used Mr. Meyer for over 12 years.*



## 9. & 10. HOW MANY YEARS HAS THE ARCHITECTURAL FIRM AND GC WORKED TOGETHER? IS THE DESIGN-BUILD TEAM INTEGRATED?

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*We are an integrated company. We are architects and project managers. We do it all here. We don't design for anyone else but ourselves. GDB has excelled at this because we have the design background along with the construction experience to build cost-effective facilities.*

## 11. LIST KEY PERSONNEL TO THIS PROJECT AND THE ROLES THEY WILL PERFORM. PROVIDE A BRIEF RESUME OF EACH LISTED PERSON

*Names of Principal Officers of the Firm.*

Gary Grossman, *Principal Officer / President*  
*State of Texas Registered Architect # 12464*  
*State of Texas Interior Designer # 8058*  
*State of Texas Registered Builder # 11891*

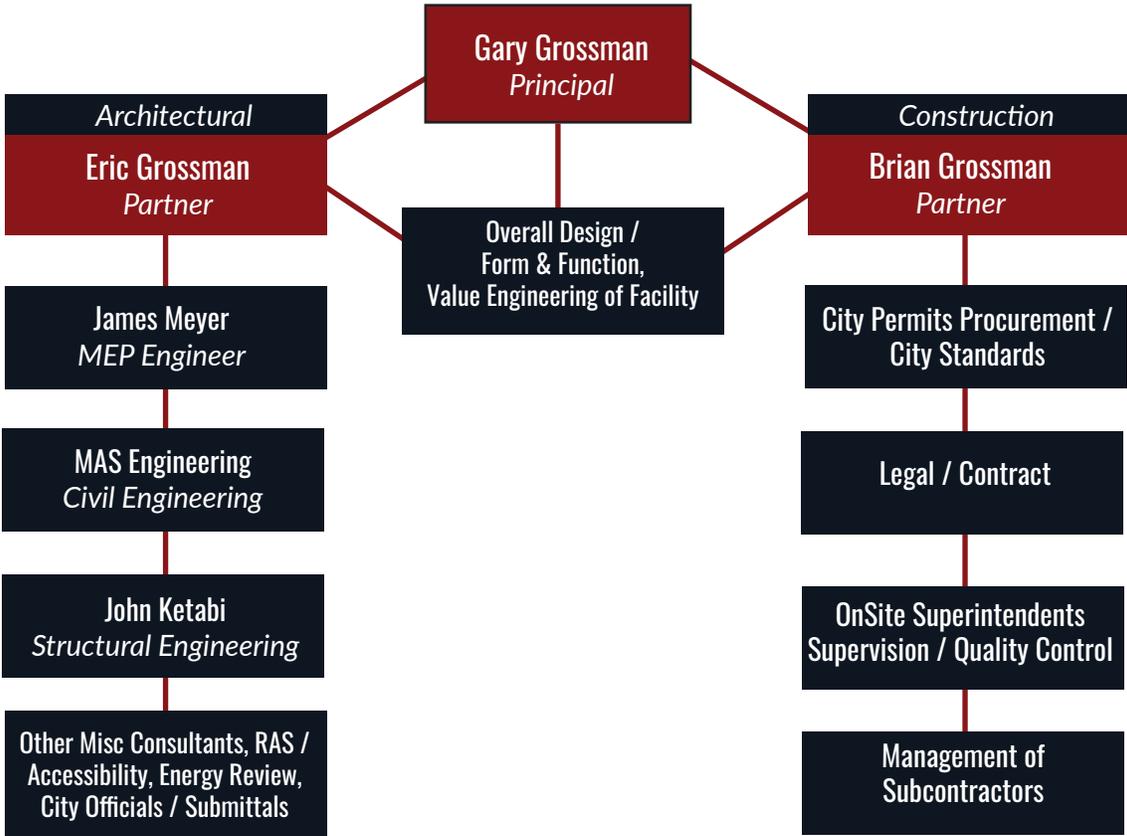
Eric Grossman, *Partner*  
*State of Texas Registered Landscape Architect #2599*  
*National ICC General Standard Contractor - 2013*

Brian Grossman, *Partner*  
*State of Louisiana Licensed Contractor # 58417*



# 11. KEY PERSONNEL:

Organizational Chart for GDB



Parker County ESD Fire Station



## KEY PERSONNEL:

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E: [gary@grossmandesignbuild.com](mailto:gary@grossmandesignbuild.com)  
O: 817-473-9168

### Education

Bachelor of Science in Architecture,  
University of Texas at Arlington

### Licenses & Registrations

Registered Architect-Texas #12464  
Licensed General Contractor  
Registered Interior Designer

## GARY GROSSMAN

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### PRESIDENT

#### Role Highlights:

- Oversee team with project owner, design team, construction
- Provide leadership during construction
- Review progress during construction
- Ensure processes are implemented
- Provide support for 100% client satisfaction

### PROJECT EXPERIENCE

Seagoville Fire Station - 2020  
Wilmer Fire Station -2020  
Bexar County ESD - 2020  
City of Glenn Heights City Center - 2019-2020  
H&O Die Warehouse - 2019 - 20  
City of Crandall Fire Station - 2019  
Montgomery County ESD #1- New Station- 2017  
Parker County ESD #1-Aledo/Annetta South- 2017  
Liberty County ESD #2, Daisetta, TX - 2016  
Montgomery County ESD #3, Montgomery, TX - 2016  
Duval County Volunteer Fire Station 2015  
Villagio Event Center, Burleson – 2015  
Villa Dianna Restaurant, Burleson - 2015  
City Of Mansfield Fire Station #2 – 2014  
First Baptist Church, Mansfield – 2014  
Dairy Queen Kitchen Remodels – 2014, 2015

## KEY PERSONNEL:

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E: [eric@grossmandesignbuild.com](mailto:eric@grossmandesignbuild.com)  
O: 817-473-9168

### Education

Masters of Science In Real Estate  
University of Texas, Arlington

Bachelor of Science in Landscape  
Architecture, Texas A&M University

### Licenses & Registrations

Registered Landscape Architect-  
Texas #2599  
National Standard General Building  
Contractor - IBC Code 2009  
Licensed Real Estate Salesperson  
#0607248

## ERIC GROSSMAN

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PARTNER, LANDSCAPE ARCHITECT

### Role Highlights:

- Review all drawings and specifications and ensure they properly relate to the estimate;
- Obtain information and approvals required from the owner, architect, and engineers for the timely processing of drawings and documentation;
- Establish and maintain document control procedures;
- Manage project closeout, secure all final guarantees and warranties required

## PROJECT EXPERIENCE

Seagoville Fire Station - 2020  
Wilmer Fire Station -2020  
Bexar County ESD - 2020  
City of Glenn Heights City Center - 2019-2020  
H&O Die Warehouse - 2019 - 20  
City of Crandall Fire Station - 2019  
Parker County ESD #1 Aledo/Anetta South- 2017  
Duval County Volunteer Fire Station 2015  
Villagio Event Center, Burlison - 2015  
Villa Dianna Restaurant, Burlison - 2015  
City Of Mansfield Fire Station #2 - 2014  
Texas Roadhouse Room Additions (28) - 2013-2015  
Eagle Self & RV Storage 2014  
First Baptist Church, Possum Kingdom - 2012  
Tuscan On Walnut Creek Office Center - 2010-2012  
Aristide Event Center - 2011

## KEY PERSONNEL:



E: [brian@grossmandesignbuild.com](mailto:brian@grossmandesignbuild.com)  
O: 817-473-9168

### Education

Bachelor of Science of Business Administration, Stephen F. Austin University

### Licenses & Registrations

Registered Louisiana Contractor

## BRIAN GROSSMAN

PARTNER, DIRECTOR OF CONSTRUCTION

### Role Highlights:

- Lead and manage the preconstruction and construction efforts from start to finish
- Establish project goals from all clients viewpoints
- Coordinate with Superintendent and Project Manager to manage the construction process
- Review QA/QC Program Implementation with Superintendent

## PROJECT EXPERIENCE

Seagoville Fire Station - 2020  
Wilmer Fire Station - 2020  
Bexar County ESD - 2020  
City of Glenn Heights City Center - 2019-2020  
City of Crandall Fire Station - 2019  
Liberty County ESD #2, Daisetta TX- 2016  
Montgomery County ESD #3, Montgomery, TX - 2016  
Spirals Gymnastics, Kennedale - 2015  
City Of Mansfield Fire Station #2 - 2014  
Covenant Baptist Church Remodel - 2014  
Dairy Queen Remodels (6) 2014-2015  
Seville Farms, Mansfield - 2013  
Tuscan On Walnut Creek Office Center - 2010-2012  
Texas Roadhouse Room Additions (64 total) - 2013-2015  
Aristide Event Center - 2011

## KEY PERSONNEL:

### JIM MEYER - MEYER ENGINEERING

#### Education

Iowa State University  
Mechanical Engineering. 1971

#### Licenses & Registrations

Professional Engineer

#### Role Highlights:

- MEP Engineer of Record
- 44 Years Experience
- NCEES Certified, LEED Accredited
- Multiple major projects throughout Texas from Healthcare to Educational Facilities

### RANDALL EARDLY - WIER AND ASSOC

#### Education

Texas A&M University  
Civil Engineering. 2004

#### Licenses & Registrations

Professional Engineer -

#### Role Highlights:

- Civil Engineer of Record
- American Public Works Assoc. Member
- Hispanic Contractors Assoc.
- Broad experience of Utility and Roadway Design

### JOHN KETABI - ACCESSIBLE BUILDING CO.

#### Licenses & Registrations

Professional Engineer -82419

#### Role Highlights:

- Structural Engineer of Record
- Consult GDB on Value Engineering of the Project with respect to creating as much clear space as allowed.
- Design and Provide Pre-Engineered Building Structure
- 23 Years Experience in Texas

## 12. PROJECTS OF LAST 5 YEARS:

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*We have completed 47 projects in the past 5 years, and out of those 38 were municipal / county / ESD projects.*

## 13. LAST FIVE MUNICIPAL PROJECTS WITH REFERENCES:

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City of Kennedale Fire Station  
Eric Peterson - [epeterson@cityofkennedale.com](mailto:epeterson@cityofkennedale.com)

City of Seagoville Fire Station  
Chief Todd Gilcrease - 972-287-2050

Parker County ESD 1  
Stephen Watson, Fire Chief PCESD 1  
817.523.7598

City of Everman  
Craig Spencer - (817) 293-0525

City of Crandall - Police and Fire Station  
Jana Shelton - City Manager - 972-427-3771



# OUR LATEST PROJECTS



## CITY OF CRANDALL, POLICE & FIRE STATION

This project was originally estimated to come in around \$6.6 million, at this time GDB came in and value engineered both facilities to reach their budget of \$4.4 million, as well as keeping the building at approximately the same size and look.

Over 18,000 sqft for both buildings, the fire station has three double bays, a large training room, and 6 bunks. The police station also will serve as the city council chambers, and municipal court. The facilities are in downtown Crandall, with the goal to revitalize the downtown area.



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Client:	City of Crandall, Jana Shelton
Budget:	\$4,400,000.00
Date:	May 2019 - Feb 2020
Team:	Gary Grossman - Architect,
Members:	Brian Grossman - Project Manager

# CITY CENTER - CITY OF GLENN HEIGHTS - CITY HALL, POLICE, FIRE

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This project consists of three buildings, a City Hall, a Public Safety, and Community Center in the city of Glenn Heights. It consists of about 50,000 square feet with outdoor courtyard space.

Client: City of GH  
Budget: \$13,500,000  
Date: Spring 2022  
Team: Gary Grossman - Architect,  
Members: Eric & Brian Grossman -  
Abbas Mohammed - PM  
AJ Amjad - Site Superintendent -

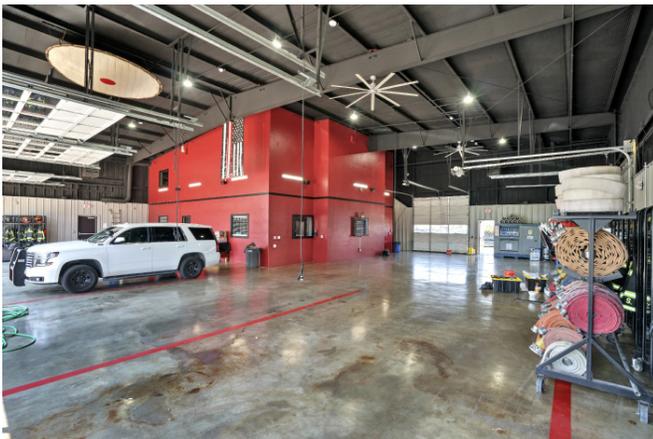
# PEASTER SUBSTATION



Client:	PCESD1
Budget:	\$3,100,000
Date:	2024
Team:	Gary Grossman - Architect
Members:	Brian Grossman AJ Amjad

# CITY OF EVERMAN - FIRE STATION REMODEL

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This is a 5 bay station remodel. This was one of our most successful projects to date. Here besides minor cosmetic changes we did not have a major change order. The project came in on time and at budget.

Everman moved off site until the station could be completed. Please reach out to Craig Spencer about working with GDB. His contact info is on the reference page.



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Client: City of Everman  
Budget: \$780,000.00  
Date: Summer 2021  
Team: Gary Grossman - Architect  
Members: Brian Grossman - Project Manager  
Luis Garcia - Site Super

# JOHNSON COUNTY ESD 1 (PERMITTING PHASE)



Client: JCESD 1  
Budget: \$3.9 mm  
Date: Winter 2025  
Team: Gary Grossman - Architect  
Members: Brian Grossman - Project Manager  
AJ Amjad - PM  
Jacob Carpentier - Site Super

# PCESD #1 - 5 BAY STATION

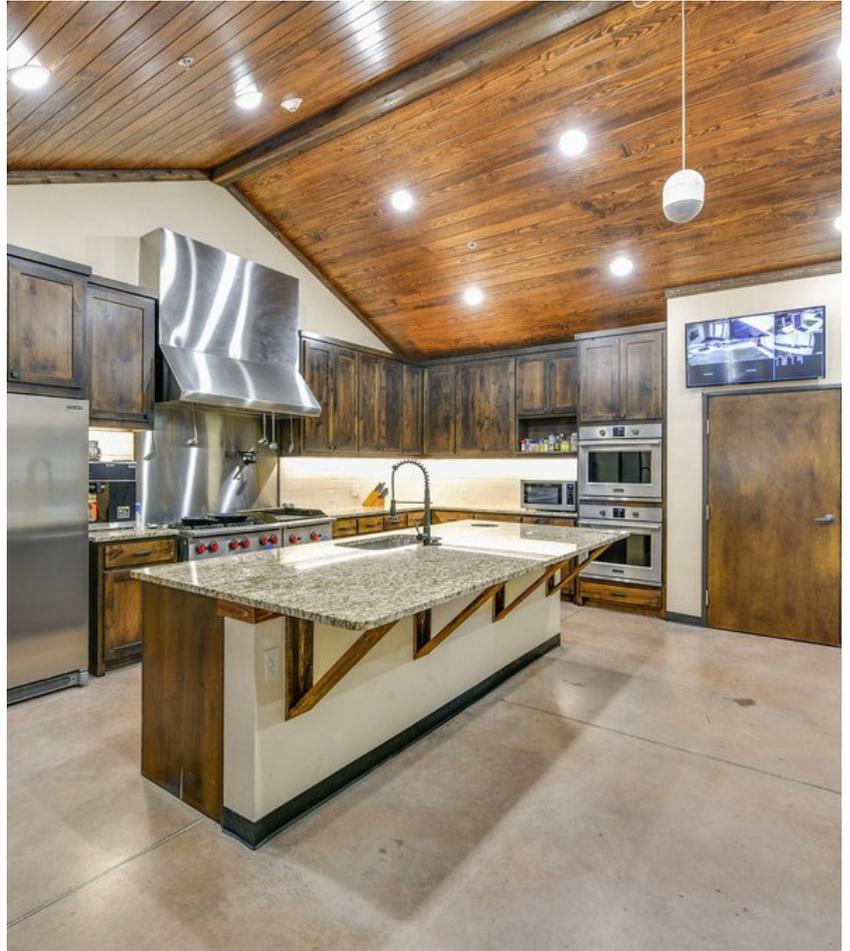
This was a very successful project. It was essentially two projects at once. There was another smaller station that we were building a few miles away. This had some great synergy to it because we could basically run both like one job with the same trades working on both stations. The site had some issues with getting power to it, and a gas line easement to the rear, but everything worked out. The kitchen turned out beautiful. It had a wood ceiling with a large serving island and commercial range that is perfect for serving all the firemen and their families.



We had some left over upstairs mezzanine space that we utilized as a weight room and overflow storage. We also installed plywood around the upstairs windows so they could put their ladders up in the bay, and practice getting in and out of upstairs windows.



Client: PCESD - Mark Jack, President  
Budget: \$1,500,000.00  
Date: Fall 2017  
Team: Gary Grossman - Architect,  
Members: Eric Grossman - Project Manager



## 14. HOW MANY SUPERINTENDENTS WOULD YOU EXPECT TO ASSIGN TO THIS PROJECT :

We expect to have one full time superintendent to this project with our Project Manager to oversee and help the site superintendent with the coordination of subcontractors. Partners would be on site as well once a week.

## 15. WHAT PERCENTAGE OF WORK IS YOUR FIRM CAPABLE OF SELF PERFORMING WITHOUT USING SUBCONTRACTORS?

If needed we can perform 5-10% of the work, we have framers and trim carpenters that work with us for any miscellaneous work, and punch lists that need to be completed.

## 16. WHAT IS YOUR PREVIOUS DESIGN BUILD EXPERIENCE SPECIFICALLY REGARDING THE REMODELING OF COMMERCIAL PROPERTY.

GDB has extensive experience with remodeling commercial properties. We have completed a vast array of interior finish-outs on retail and office projects. We just recently completed an addition and remodel to a large warehouse facility in Kennedale, H&O Die. There have been multiple doctor's offices that we have remodeled over the past two years.

We have completed two fire station remodels in the past. The first is Mansfield Fire Station #2. This project was not a design-build method. It was a design - bid - build method. The reason we chose to take on this project was that it was basically in our backyard.

I like to use that because this project took some extra time and was more costly than the other stations we've done on a per square foot basis. Having to create submittals to the architect and going through the process of getting submittals approved or creating extra paper work does cost extra time and money. The station turned out really well, but that's one of the ways we strive to save our clients money and time is that we are the architect and we can make those decisions much more quickly and effectively.





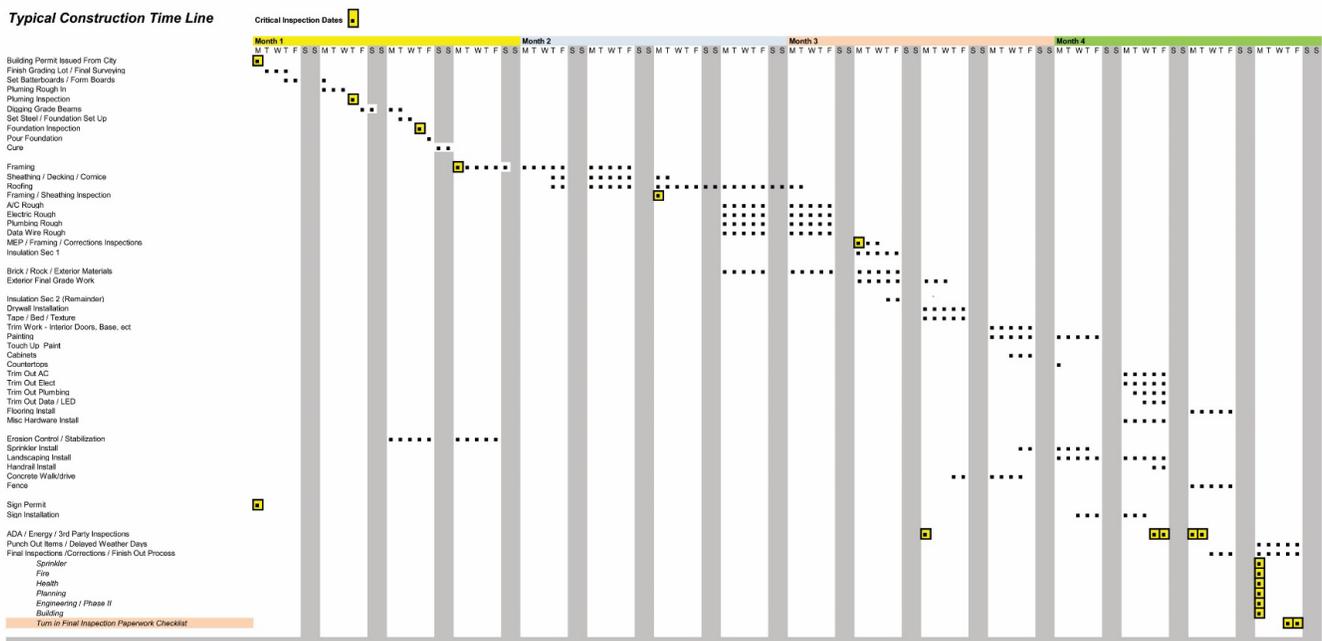
# 17. BASED ON YOUR EXPERIENCE, WHAT IS YOUR PROJECTED TIMELINE THE DESIGN BUILD TEAM WOULD COMMIT TO?

At Grossman Design Build we use a standard construction timeline schedule as well as an online scheduling system that is viewable from any device, by any registered user. Anyone on the Board/ 3rd party representative would have access to the online schedule 24/7 to check updates and timelines. Pictures will be attached of each scheduled event as well as completion times and pertinent contractor info.

Brian Grossman will work with Gary and Eric Grossman during the design phase to create a construction timeline of events and present them to the ESD and their representatives for review. It will then be adjusted as needed after review.

Typical Design, Architectural, Civil Engineering and Structural Engineering Plans along with Soil Testing, Soil Report and Engineered Foundation Design Plans take roughly 3 months to complete. Once they are reviewed and approved by the Board we will take to the city permit office for review. This process takes roughly 30 days to receive a permit. Once the permit is received, we estimate construction and site work to be completed within 7-8 months for the city annex and between 4-6 months for the remodel, depending on the weather.

Grossman Design Build has never missed a construction deadline and are willing to do whatever it takes to complete your project on time and under budget. Below is a typical construction timeline.



# 18. ADDITIONAL INFORMATION

## MANAGEMENT OF WORK

GDB believes that the benefit of the Design Build approach is in teamwork. We bring our expertise in construction management of education projects to the team. Our formula for success begins with a cohesive environment starting from day one. Every member plays a role and those roles come with responsibilities.



## MANAGING / MINIMIZING CHANGE ORDERS

We will pre-build solid scopes of work for subcontractors in order to eliminate unknowns that cause change orders. GDB will use our preconstruction phase to ensure the documents needed are complete and detailed.

## EXISTING CONDITIONS

1

Early in the design phase, our team will be on-site, exploring connection points so they are correctly represented and accounted for in the design documents. This gives us confidence that everyone is working from accurate information rather than assumptions.

## DOCUMENT COORDINATION

2

To make this happen we use cloud-based software that allows the entire team including Consultants, MEP Engineers and Subcontractors to come together from any location and in real-time. With this system, we can instantly create and share issues, track markups, and ensure the existing site information gathered is accurately depicted on the design drawings.

## ESTIMATING

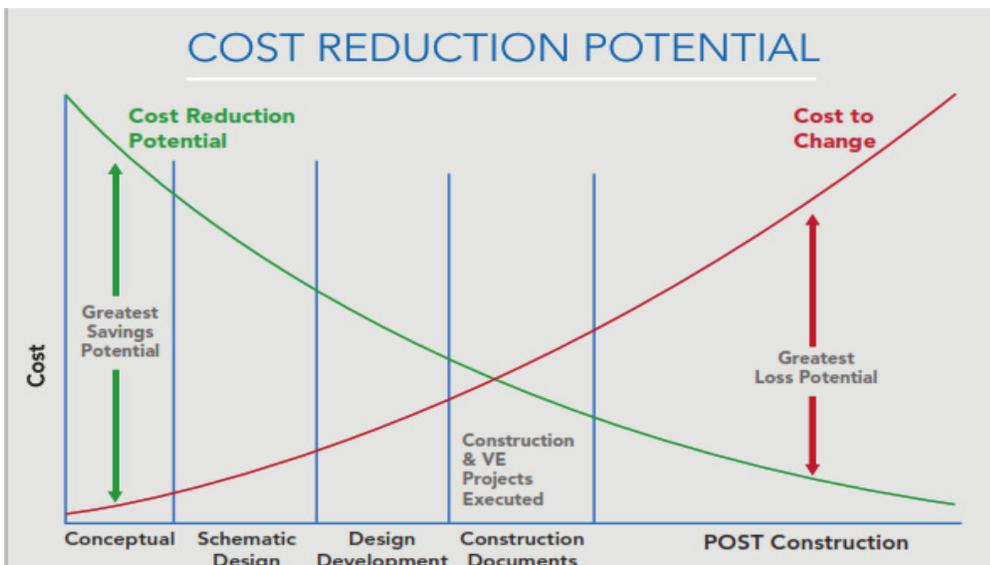
3

We have been in business for 31 years and have a very strong following of loyal subcontractors and suppliers who work with us throughout the budgeting process. We also pull from our past experiences with fluctuating market conditions to ensure we are using a reasonable level of conservatism as we are developing an accurate, baseline estimate.

## CONSTRUCTABILITY AND SAFETY

4

When it comes to work practices, safety is our number one priority. Through 31 years of construction, we have developed and refined systems to ensure our construction sites are safe, well-organized and efficient across all activities. We will complete daily pre-task plans and Job Hazard Analyses. This process gives the crew clear directions for the safest task execution.



## 5. VALUE ENGINEERING

True Value Engineering (VE) is when our analysis of the project requirements leads us to solutions that improve its function, form, life-cycle and overall cost. Coming into the project early will give us that edge to make significant value added decisions. When analyzing VE concepts, we put both current plans and new ideas through the following thought process:

### V/E CONCEPTS ASSESSMENT:

**Function:** Does it meet or exceed the function of current or standard specs?

**Life Cycle:** Are there immediate cost savings or life cycle savings involved?

**Aesthetics:** Does it meet or exceed aesthetic standards of current specs?

Value Engineering is done at all stages of the design process, but is most impactful when done during conceptual and schematic design. Cost reduction potential decreases over time (see graph on right above), meaning our team can be most effective when brought on early. We begin Value Engineering as soon as possible to maximize results.

### PHASE 1: CONCEPTUAL DESIGN

The conceptual design stage is where we analyze the overall concepts of the project and create large-scale value opportunities by examining building mass, shape, heights, location on site and proposed material palettes and all other “big picture” issues that can significantly impact final project cost. It is our chance to make some of the largest impact on savings for our clients.

### PHASE 2: SCHEMATIC DESIGN (SD)

Schematic Design is when we evaluate the large, basic systems of the building and offer options for changes that would result in significant savings or improved function or aesthetics. During the SD phase, we also consider vendor location, timing and scheduling impacts on your budget. If we can find an alternative product or system that will save time, we can add value.

### PHASE 3: DESIGN DEVELOPMENT (DD)

At Design Development, the biggest decisions have been made. Wholesale “systems” are in place and we are working out the details. For example, if the HVAC system type was selected and VE-analyzed in Schematic Design, we now decide the most efficient and economic method of implementing the particular system.

### PHASE 4: CONSTRUCTION DOCS (CD)

With the most altering and cost-sensitive decisions behind us, we can move forward with confidence through the CD phase. At this point, our team shifts from VE into final cost reduction. Opportunities for VE are still in play, but the most significant impact we can have is by seeking bids for alternative materials from subs and timing the bids properly for market conditions.

6

## SCHEDULE

We have a proven track record of making complex schedules work safely. The final schedule and phasing plans will be developed in close collaboration with the ESD to ensure all clients concerns are considered. This team will also be crucial in ensuring the areas of our construction will be built safely while maximizing overall site efficiency.

7

## SITE LOGISTICS

GDB will use a collaborative approach with the ESD to develop a site logistics plan that works for everyone.

- Site Safety & Security
- Site Access
- Protection of Surrounding Facilities
- Noise Control
- Parking

8

## SUBCONTRACTORS

When it comes to establishing great relationships with subcontractors, there is no substitute for experience. See the side bar for our existing subcontractors we plan on using for this project. We have worked with most of them for over 6 years. They know what we expect, and they deliver.

9

## COST TRACKING

Our team is well aware that every dollar in the project must be correctly accounted for. We have over 30 years of combined in-house estimating experience, plus state-of-the-art quantity take-off, estimating, scheduling and project management and accounting software.

## SUBCONTRACTORS

### TLG Framing

TLG Framing completes all of our rough wood and metal framing, as well as completing all of our finish trim out. There are 12 carpenters that we have worked with for over 8 years, and we have a great relationship with each one of them. We work with them on almost a daily basis and they have completed all of the fire stations shown in this package, as well as traveled with us when we were a preferred contractor for Texas Roadhouse restaurant.

### Plumbing Done Right

Jeremy Owen, and his crew are top notch. They have worked with since 2009 and are based out of Keller, Texas. Jeremy is on site himself and takes pride in his work to give the client great workmanship. PDR has also traveled with us on the completed fire stations shown here as well as traveling with us across Texas, and Oklahoma for Texas Roadhouse work.

### Performance Heat & Air

Performance Heat and Air is an HVAC contractor who serves Aledo, Arlington, Burleson, Grand Prairie, Mansfield and the surrounding communities in the Fort Worth Metroplex area. Owners Richie Blackman and Dwayne Sieben have both been leading air conditioning and heating contractors for prominent local HVAC companies since the 1990s. Richie and Dwayne started their own HVAC company in 2010 because they felt they could better service their clients by duplicating their own high integrity and quality.

### Rockin' J Electric

Rockin J is an electrical contractor based out of west Fort Worth who has been in business since 2001, and we have worked with him since 2008. Justin and his team also traveled with us across Texas to build and service the 63 Texas Roadhouse restaurants projects as well as completing all the electrical work on the fire stations that are shown. They have expert knowledge make sure your wiring is installed safely and accurately.

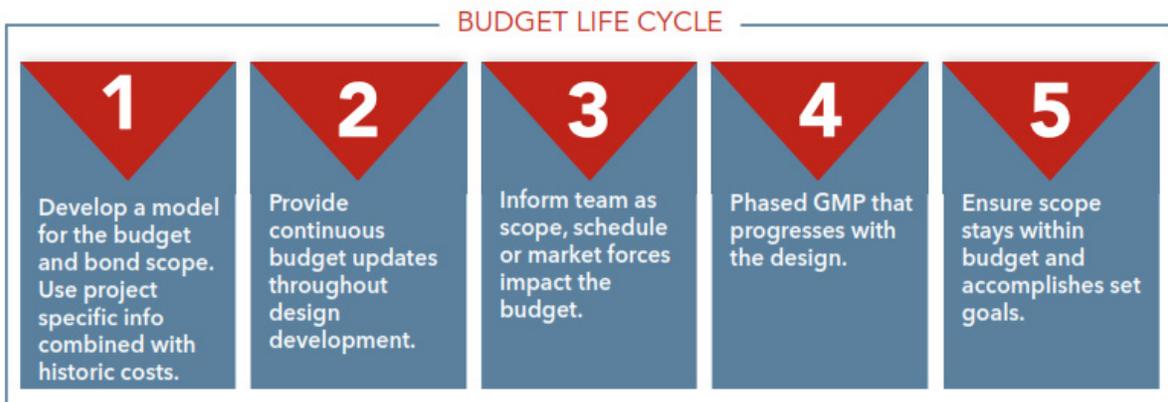
# CONTINGENCY

GDB builds peace of mind in everything we do, in particular when it comes to financial management. We are repeatedly hired by ESD's in part for our ability to manage precious tax dollars. We foster a highly-transparent and owner-focused approach to spending money.

Each project is focused on minimizing risk to the owners and to GDB. We do this by creating a detailed and thoughtful Guaranteed Maximum Price (GMP) based on our accurate estimates and our understanding of the project complexities and subcontractor market.

Our goal is to return the contingency dollars back to you unless absolutely necessary. No project is immune from some unpredictable change along the way, however. This is why we establish and maintain a contingency that gives us the room to navigate project challenges without compromising the GMP. We seek signed authorization for every use of this fund and our jobs are completely auditable, giving you peace of mind from start to finish. We provide project owners with our insight for establishing an appropriate contingency percentage within the GMP.

Each project is unique, and benefits from our analysis regarding which factors increase or decrease risk. We will work with the owner to balance risk for all parties and establish an appropriate contingency figure within the GMP.



*The Budget Life Cycle shows our transparent system for arriving at a Guaranteed Maximum Price and ensures we stay within budget, while accomplishing Reynolds' program goals.*

# SAFETY

It's our mission to protect everyone related to a project from injury — employees, subcontractors and any site visitors. That requires more than compliance with safety regulations. It means creating an atmosphere where safety is at the forefront of all that we do. Where everyone's got each other's back and a culture of caring is established. Where planning, training and teamwork make safety a state of mind.

## Eliminating Injuries One Day at a Time

Achieving an injury-free workplace starts today. We do this by approaching safety from a new perspective. It goes beyond focusing on the dangers associated with the tools and equipment we use. It's about a commitment to eliminating the dangers we don't see.

Our goal each day is to have ZERO:

- Shortcuts
- Distractions
- Re-work
- Near misses
- Injuries

We believe in focusing on the task at hand, planning and re-planning if conditions change, acknowledging the dangers that exist and addressing them together.

## DUN & BRADSTREET #

GDB's Dun and Bradstreet number is # 020770709

Grossman Design Build has not been investigated for any safety violations in the last 5 years. We conduct monthly OSHA safety meetings with our crew, and keep them informed and up to date with the best practices on site.

Monthly logs are available if needed. We comply with OSHA safety requirements, from hard hats, steel boots, etc. We strive to make sure guys are wearing harnesses when elevated.

We don't have a LIR, we haven't had an OSHA safety claim in the past 5 years.

## EXPERIENCE MODIFICATION

GDB's EMR Rate for 2018 was 0.74

WORKERS COMPENSATION EXPERIENCE RATING								
		Risk Name: GROSSMAN DESIGN BUILD LLC					Risk ID: 421373159	
Rating Effective Date: 03/08/2018			Production Date: 10/10/2017			State: TEXAS		
State	Wt	Exp Excess Losses	Expected Losses	Exp Prim Losses	Act Exc Losses	Ballast	Act Inc Losses	Act Prim Losses
Tx	.09	20,556	34,124	13,568	0	24,750	0	0
(A) (B) Wt	(C) Exp Excess Losses (D - E)	(D) Expected Losses	(E) Exp Prim Losses	(F) Act Exc Losses (H - I)	(G) Ballast	(H) Act Inc Losses	(I) Act Prim Losses	
.09	20,556	34,124	13,568	0	24,750	0	0	
Primary Losses		Stabilizing Value		Ratable Excess		Totals		
(I)		C * (1 - A) + G		(A) * (F)		(J)		
Actual		0		43,456		0		43,456
(E)		C * (1 - A) + G		(A) * (C)		(K)		
Expected		13,568		43,456		1,850		58,874
ARAP		FLARAP		SARAP		MAARAP		Exp Mod
Factors								(J) / (K) .74

# QUALITY CONTROL

We recognize that unless a strict adherence to quality standards is maintained, the project will not have met all of its goals and therefore will not be a success. We ensure quality craftsmanship on our projects by setting the tone from day one. Making the goals known to all individuals who work on our projects is the first step and is a step that is often overlooked. Once everyone understands that quality is just as important to us as schedule, budget and safety then we know that we are on the right track. Use of system pre-construction meetings, periodic quality inspections walks by our superintendent, project manager and project engineer and the use of quality control mockups lead to proper implementation of quality control standards.

The continuity of our Project Team will maintain the best possible level of quality control for your project. They will use a proactive approach to building, by laying the framework for all trades to perform at their best while maintaining strict adherence to Project Specifications.

We get here by:

Testing / Inspections

Quality Control / Quality Assurance Programs

Examine the quality of the ongoing and completed work to determine that it meets or exceeds the project requirements.

- Ensure that the material used meets project quality standards.
- The finished work is sufficiently protected from harm or damage.
- Issue a report of acceptable work as well as any substandard work.
- Track the corrective work and issue status report until satisfactory completion.
- Examine the quality control methods being used to determine if the supervisor is properly controlling construction activities.
- Review processes, practices and procedures, and identify possible areas for change so as to improve the quality of the resulting work
- Recommend any changes to project staff and/or management.
- Review QC documentation to ensure adequacy of system



## SIGNATURE PAGE

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Brian Grossman has the authority to submit conceptual plans, bids, estimates, RFQ's, RFP's on behalf of Grossman Design Build, LLC.

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**BRIAN GROSSMAN**

# 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**

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**  
 Grossman Design Build  
 Mansfield, 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 Everman

**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.**  
 RFQ# 2026-Shelter  
 Animal Shelter Conversion

D R A F T

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Grossman Design Build	Mansfield, TX United States	X	

**5 Check only if there is NO Interested Party.**

**6 UNSWORN DECLARATION**

My name is Brian Grossman, and my date of birth is 6/5/1984.

My address is 1045 Matlock Drive, Mansfield, TX, 76063, 'Merica.  
(city) (state) (zip code) (country)

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

Executed in Tarrant County, State of TX, on the 23 day of February 2026.  
(month) (year)

\_\_\_\_\_  
 Signature of authorized agent of contracting business entity  
 (Declarant)

## REQUIRED VERIFICATIONS

### HOUSE BILL 89 – SECTION 2271 VERIFICATION

Pursuant to Section 2271.001, Texas Government Code, as amended:

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 sole proprietorship, 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.

I, Brian Grossman, the undersigned representative of Grossman Design Build being an adult over the age of eighteen (18) years of age, do hereby verify that the company named above, under the provisions of Subtitle F, Title 10, Government Code 2271, as amended:

Does not boycott Israel currently; and Will not boycott Israel during the term of the contract with the City of Everman.

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### SENATE BILL 252 – CHAPTER 2252 CERTIFICATION

Effective September 1, 2017, contracts with companies engaged in business with Iran, Sudan, or foreign terrorist organization is prohibited. A governmental entity may not enter into a governmental contract with a company that is identified on a list prepared and maintained under Section 806.051, 807.051 or 2252.153. The comptroller shall prepare and maintain, and make available to each governmental entity, a list of companies known to have contracts with or provide supplies and services to a foreign terrorist organization.

I, Brian Grossman, the undersigned representative of Grossman Design Build being an adult over the age of eighteen (18) years of age, pursuant to Texas Government Code, Chapter 2252, Section 2252.152 and Section 2252.153, as amended, certify that the company named above is not listed on the website of the Comptroller of the State of Texas concerning the listing of companies that are identified under Section 806.051, Section 807.051 or Section 2253.153, as amended. I further certify that should the above-named company enter into a contract that is on said listing of companies on the website of the Comptroller of the State of Texas which do business with Iran, Sudan or any Foreign Terrorist Organization, I will immediately notify the City of Everman.

## SENATE BILL 13 – CHAPTER 2274 VERIFICATION

Pursuant to Section 2274.001, Texas Government Code, as amended:

1. “Boycott Energy Companies” means, without an ordinary business purpose, 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 with a company because the company:
  - a. engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or
  - b. does business with a company described by Paragraph (a) above; and
2. “Company” means a for-profit sole proprietorship, 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.

I, Brian Grossman, the undersigned representative of Grossman Design Build being an adult over the age of eighteen (18) years of age, do hereby verify that the company named above, under the provisions of Subtitle F, Title 10, Government Code 2274, as amended:

Does not boycott energy companies currently; and Will not boycott energy companies during the term of the contract with the City of Everman.

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## SENATE BILL 19 – CHAPTER 2274 VERIFICATION

Pursuant to Section 2274.001, Texas Government Code, as amended:

1. “Discriminate against a firearm entity or firearm trade association”
  - a. means, with respect to the entity or association, to:
    - i. refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;
    - ii. refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association;or
  - iii. terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and
- b. does not include:
  - i. the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories;
  - ii. a company ’s refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity ’s or association ’s status as a firearm entity or firearm trade association; and

2. “Company” means a for-profit sole proprietorship, 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.

I, Brian Grossman, the undersigned representative of Grossman Design Build being an adult over the age of eighteen (18) years of age, do hereby verify that the company named above, under the provisions of Subtitle F, Title 10, Government Code 2274, as amended:

Does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade associations currently; and Will not discriminate against a firearm entity or firearm trade association during the term of the contract with the City of Everman.

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### SENATE BILL 2116 – CHAPTER 2274 VERIFICATION

Pursuant to Section 2274.0101, Texas Government Code, as amended:

1. “Critical Infrastructure” means a communication infrastructure system, cybersecurity system, electrical grid, hazardous waste treatment system, or water treatment facility.
2. “Cybersecurity” means” the measures taken to protect a computer, computer network, computer system, or other technology infrastructure against unauthorized use or access.
3. “Designated Country” means a country designated by the Governor as a threat to the critical infrastructure under Section 113.003.

I, Brian Grossman, the undersigned representative of Grossman Design Build being an adult over the age of eighteen (18) years of age, do hereby verify that the company named above, under the provisions of Subtitle F, Title 10, Government Code 2274, as amended:

1. Will not be granted direct or remote access to, or control of, critical infrastructure in this State, excluding access specifically allowed by the governmental entity for product warranty and support purposes; and
2. Is not owned by or the majority of stocks or other ownership interest of the company is held or controlled by: (i) individuals who are citizens of China, Iran, North Korea, Russia or a designated country; or (ii) a company or other entity, including a government entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia or a designated country; or headquartered in China, Iran, North Korea, Russia or a designated country. Regardless of whether the company’s or its parent company’s securities are publicly traded; or the company or its parent company is listed on the New York Stock Exchange as: a Chinese, Iranian, North Korean or Russian company; or a company of a designated country “Cybersecurity” means” the measures taken to protect a computer, computer network, computer system, or other technology infrastructure against unauthorized use or access.

*Signature Page Follows*

\_\_\_\_\_  
Signature of Company Representative

2/23/26

\_\_\_\_\_  
Date

**Partner**

\_\_\_\_\_  
Position/Title

State of Texas

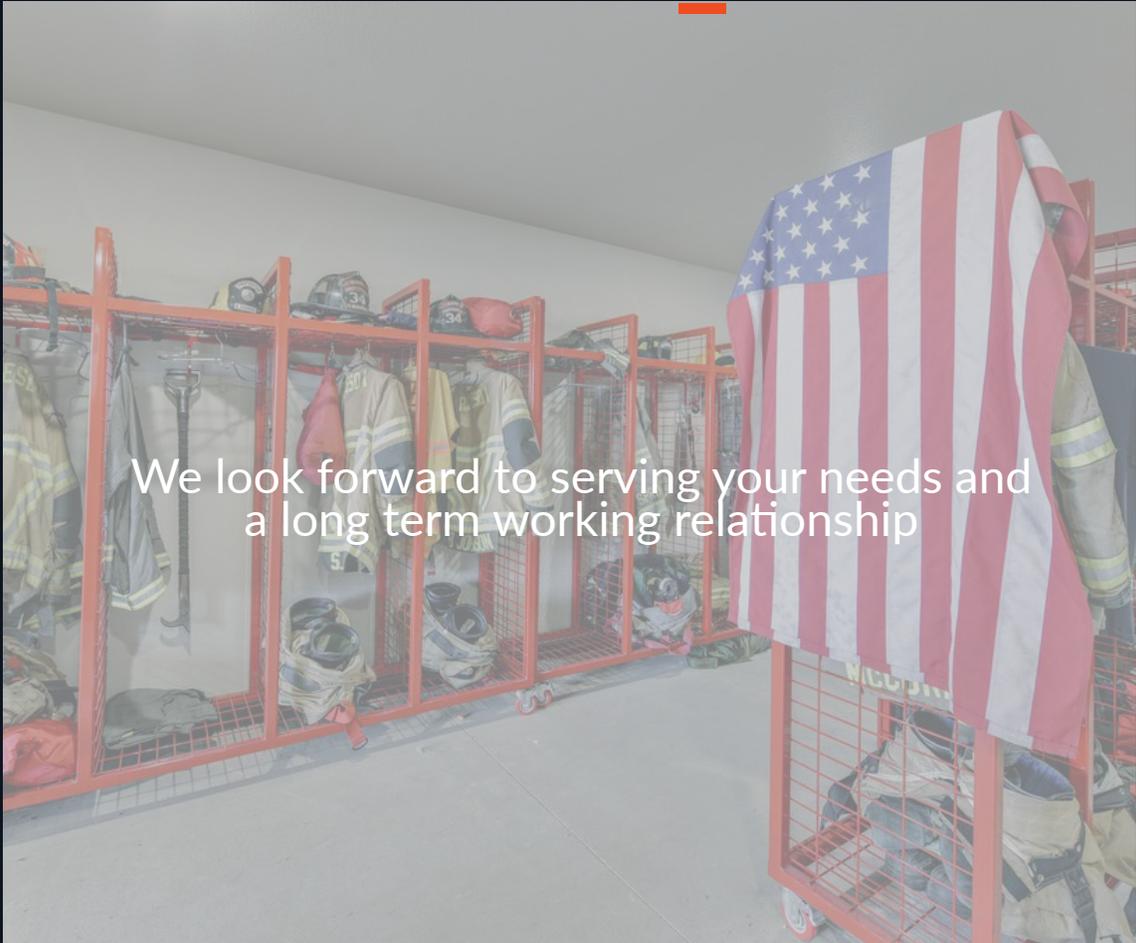
County of Tarrant

Before me, a notary public, on this day personally appeared \_\_\_\_\_,  
known to me to be the person whose name is subscribed to the foregoing document and, being by me  
first duly sworn, declared that the statements set forth in this verification are true and correct.

(Personalized Seal)

4920-7814-0045, v. 1

\_\_\_\_\_  
Notary Public's Signature



We look forward to serving your needs and  
a long term working relationship

## CONTACT US

1045 Matlock Road  
Mansfield, Texas 76063  
817-473-9168  
[www.grossmandesignbuild.com](http://www.grossmandesignbuild.com)