



ELYSE BUILD

Application

Construction Manager at Risk to the City of Glen Rose Town Hall

Firm's Key Statistics

Name of Firm: Elyse Build

Address: 1314 Stafford Ave, Dallas, TX 75208

Contact Person: David Cervantes

Phone/Fax/Email: 843-614-0581

Type of Organization: Partnership

Years in Business: 2019

Other Names Used: Elyse Design & Build

Bank Reference & Contact: Jesus Gamez (jesus.gamez@chase.com)

Bonding Company & Contact: Keenan Lehmann (keenan.lehmann@usi.com)

Maximum Limit of Bonding:

Insurance Coverage:

- General Liability: \$2,000,000
- Umbrella Liability: \$1,000,000
- Automotive Insurance: \$1,000,000
- Worker's Compensation: \$1,000,000

Firm's Availability and Team Members

Elyse Build is fully available to undertake the proposed project. The firm is led by Founder and CEO, **David Cervantes**, who bring extensive experience in construction management and historic restoration for local municipalities.

The team at Elyse Build specializes in urban revitalization and historic preservation, ensuring projects meet structural and aesthetic standards while preserving historical integrity.

Elyse Build's ability to foster long-term, trusted relationships with subcontractors is a cornerstone of its success. By maintaining clear communication, fairness, and mutual respect, Elyse has built a reliable network of skilled subcontractors who are eager to collaborate on future projects. This strong foundation allows Elyse Build to confidently take on large-scale, complex developments, knowing they have the workforce and expertise to execute projects efficiently. Their deep subcontractor relationships ensure seamless project execution, from adaptive reuse to full-scale revitalization, with the highest standards of quality and professionalism.

Team Members



David Cervantes
General Contractor & Principal

David Vera Cervantes is a seasoned construction professional with deep expertise in urban revitalization and historic preservation. He honed his skills working for the City of Dallas before founding Elyse Build, which has led transformative projects across North Texas. His high-profile adaptive reuse and rehabilitation work has gained media attention for its commitment to community and preservation. David's ability to tackle complex construction challenges, collaborate with city officials, and uphold quality standards has made him a trusted leader in the field.



Chloe Brown
Chief Financial Officer

Chloe Brown brings a strong background in construction finance and job costing, ensuring Elyse Build's projects remain financially sound and efficiently executed. As CFO, she has played a crucial role in managing budgets, forecasting costs, and optimizing financial strategies. Her ability to track and allocate resources effectively has helped Elyse Build complete complex historic revitalization projects on time and within budget. Chloe's commitment to financial transparency and strategic planning supports the firm's mission to transform historic spaces into thriving community landmarks.



Sergio Montes
Superintendent

Sergio Montes is a dedicated construction professional with a lifetime of experience in the industry. For the past two years, he has played a key role at Elyse Build, managing project scope, coordinating with key stakeholders, and ensuring smooth execution from start to finish. His ability to oversee subcontractors with clear communication and fairness has fostered long-lasting, trusting relationships, making him an invaluable asset to every project. Sergio excels at balancing timelines, budgets, and quality standards, ensuring that Elyse Build's historic preservation and adaptive reuse projects are completed efficiently and to the highest standards.

Current Projects

1. The Glen Hotel

- a. [Website](#)
- b. Description: Revitalization of the historic Glen Hotel in Glen Rose, TX. This project is currently in negotiation and set to close in March. Elyse has won the bid to rebuild this historic hotel.
- c. Size: 14,000 sq. ft.
- d. Completion Date: 2026
- e. Type: General Contractor

2. 900 Clarendon (Oak Cliff)

- a. [Website](#), [The Real Deal](#)
- b. Description: A large-scale historic rehabilitation of a landmark building. Originally built in the early 1900s as an Ice House, this space has a rich history. It was once home to an airplane and book manufacturer! It will be reimaged as a multi-use campus that will serve the community in new and meaningful ways.
- c. Size: 63,000 sq. ft.
- d. Completion Date: 2026
- e. Type: General Contractor

3. Oak Cliff Assembly – Featured in [The Real Deal](#), a historic church conversion into a multi-use space.

- a. [Website](#)
- b. Description: Originally built in 1941, this Dallas Historical Landmark is a true gem! It's home to a stunning rentable theater space, Apprentice Creative Space, Thoughts and Days studio, and 23 private offices for local creatives and entrepreneurs.
- c. Size: 17,000 sq. ft.
- d. Completion Date: 2025
- e. Type: General Contractor

This list represents the 3 largest projects Elyse Build is managing in the commercial space. They have several smaller commercial projects underway as well as several residential remodels.

Completed Projects

1. Downtown Lancaster Revitalization

- a. [Website](#)
- b. Description: Large-scale revitalization of Lancaster's downtown core including retail, restaurants, and offices.
- c. Size: 18,000 sq. ft.
- d. Contact: Michaella Ramler, Stewarding Space, 214-543-6710
- e. Type: General Contractor

2. The Madison Hotel

- a. [Website](#)
- b. Description: A significant adaptive reuse project transforming a historic hotel into a modern hospitality space.
- c. Size: 7,000 sq. ft.

- d. Contact: AJ Ramler, Proxy Properties, 214-769-4134
- e. Type: General Contractor
3. **Downtown Denton Historic Rehab – Walt’s Garage Collaborative**
 - a. [Website](#)
 - b. Description: Retail redevelopment in the heart of Denton’s Downtown.
 - c. Size: 3,000+ sq. ft.
 - d. Contact: Michaella Ramler, Stewarding Space, 214-543-6710
 - e. Type: General Contractor

Project Approach & Execution Plan

Elyse Build approaches each project with a commitment to **quality, efficiency, and cost control**. Our team ensures smooth execution through:

- **Detailed Pre-Construction Planning:** We assess project feasibility, costs, and historical preservation needs before construction begins.
- **Collaborative Project Management:** We work closely with clients, architects, and city officials to align project goals.
- **Risk Management & Cost Control:** Through CMAR methodologies, we establish a **Guaranteed Maximum Price (GMP)** and manage subcontractors effectively to avoid cost overruns.
- **Schedule Management:** We implement strict timelines with proactive progress tracking to ensure on-time completion.
- **Sustainability & Adaptive Reuse Focus:** Our projects prioritize environmental responsibility while preserving historic structures.

Elyse Build is confident in our ability to deliver this project successfully, leveraging our expertise in **urban redevelopment, historic preservation, and large-scale construction projects**.

1. Attached Separately
 - a. SECTION 00152 - INDEPENDENT CONTRACTOR (OWNER) CERTIFICATION of CRIMINAL HISTORY
 - b. SECTION 00153 - CONTRACTOR CERTIFICATION of EMPLOYEE CRIMINAL HISTORY
 - c. SECTION 00155 - FELONY CONVICTION DISCLOSURE
 - d. SECTION 00156 - CERTIFICATE OF RESIDENCY
 - e. SECTION 00157 - CONFLICT OF INTEREST QUESTIONNAIRE

Fee Proposal

Fee percentages are based on a **\$1,500,000** project budget and a 12-month schedule for comparison. The pricing below is an indication of major project costs borne by the Construction Manager. Supervision is based on fully burdened labor rates.

Any alteration of the form or schedule is grounds for disqualification of the proposal.

ADMINISTRATIVE PERSONNEL	
Superintendent	\$ 20,000
Assistant Superintendent	\$ 0
Project Manager	\$ 35,000
Assistant PM	\$ 0
Other Personnel	\$ 28,000

INSURANCES	
CM Performance and Payment Bonds	\$ 33,750
General Liability Insurance	\$ 12,500
Builder's Risk Insurance	\$ 10,000

CONSTRUCTION MANAGER FEES	Percentage %	Total \$
Preconstruction services fee	0%	\$0
Construction services fee	15%	\$225,000

Company Name: Elyse Design & Build LLC

Date: 2025-03-03

Name of Authorized Personnel: David Cervantes Vera

Signature: David Cervantes

CERTIFICATE *of* SIGNATURE

REF. NUMBER
M24MC-9DHMA-EXYKB-NEQHS

DOCUMENT COMPLETED BY ALL PARTIES ON
03 MAR 2025 12:17:13 UTC

SIGNER

DAVID CERVANTES

EMAIL
DAVID@ELYSEDESIGNBUILD.COM

TIMESTAMP

SENT
03 MAR 2025 12:15:50 UTC
VIEWED
03 MAR 2025 12:16:37 UTC
SIGNED
03 MAR 2025 12:17:13 UTC

SIGNATURE



IP ADDRESS
76.184.41.215

LOCATION
DALLAS, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
03 MAR 2025 12:16:37 UTC

