



Trust



Honor Integrity



CITY OF GLEN ROSE

Response to Request for Construction Management at Risk Services

March 4, 2025

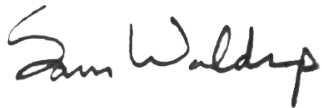
City of Glen Rose
201 NE Vernon
Glen Rose, TX 76043.

Dear Sirs,

We are pleased to provide the following proposal for Construction Management at Risk services for planning and construction needs of your project.

The following proposal follows the outline of your bid solicitation. The information provided should fairly represent our company's current qualifications. We encourage you to visit with each of our references and to call us with any questions you may have.

Respectfully Submitted,



Sam Waldrop

FIRM INFORMATION.....	TAB 1
KEY PERSONNEL.....	TAB 2
CURRENT PROJECTS.....	TAB 3
PROJECT EXPERIENCE	TAB 4
METHODOLOGY	TAB 5

ATTACHMENTS:

CERTIFICATION OF CRIMINAL HISTORY

FELONY CONVICTION NOTICE

CERTIFICATE OF RESIDENCE

CONFLICT OF INTERESTTAB 6

FEE PROPOSAL.....TAB 7

1.FIRM INFORMATION

Firm name, address, phone, fax, email, and web site

Waldrop Construction Company, Inc.
P.O. Box 1000
Brownwood, Texas 76804

Home Office Physical Address:

3208 Fourth Street
Brownwood, Texas 76801

Office: (325) 646-2529

Home: (325) 646-7655

Fax: (325) 643-5414

Email: sam@waldropconstruction.com

Website: www.waldropconstruction.com

Secondary Office:

273 Indian Lake Drive
Kerrville, TX 78028
Robert Dendy – Project Manager
(325) 998-7702

Form of Business Organization: Texas Corporation

Year Founded: 1946, Incorporated 1979

Bank References:

Texas Bank
Greg Dodds, CEO
Greg.dodds@texasbank.com
(325) 642-6085

Bonding Company and Contact:

Westfield Insurance
Luke Krawietz
LukeKrawietz@westfieldgrp.com
(325) 516-2600

Maximum limit of bonding: An excess of \$75M

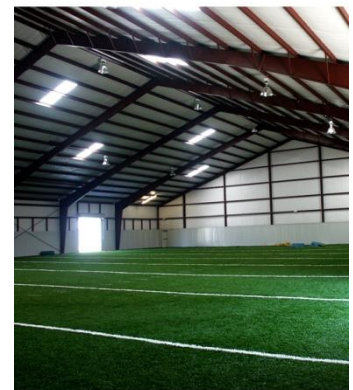
Primary Contact: Sam Waldrop (325) 998-7700

Certificate of Insurance showing general, automobile, worker's compensation, and additional umbrella liability

See Following page for Certificate of Insurance.



Brownwood High School Renovations



Bangs ISD Indoor Practice Gymnasium



Brady High School Cafeteria

2. KEY PERSONNEL

2. A statement of availability of the firm to undertake the proposed project with specific information about principals and key members of the firm that will be assigned to the project.

Waldrop Construction is ready to start work immediately, helping the Architect and Rocksprings ISD to design and build your project. We also have more than adequate personnel to assist you:

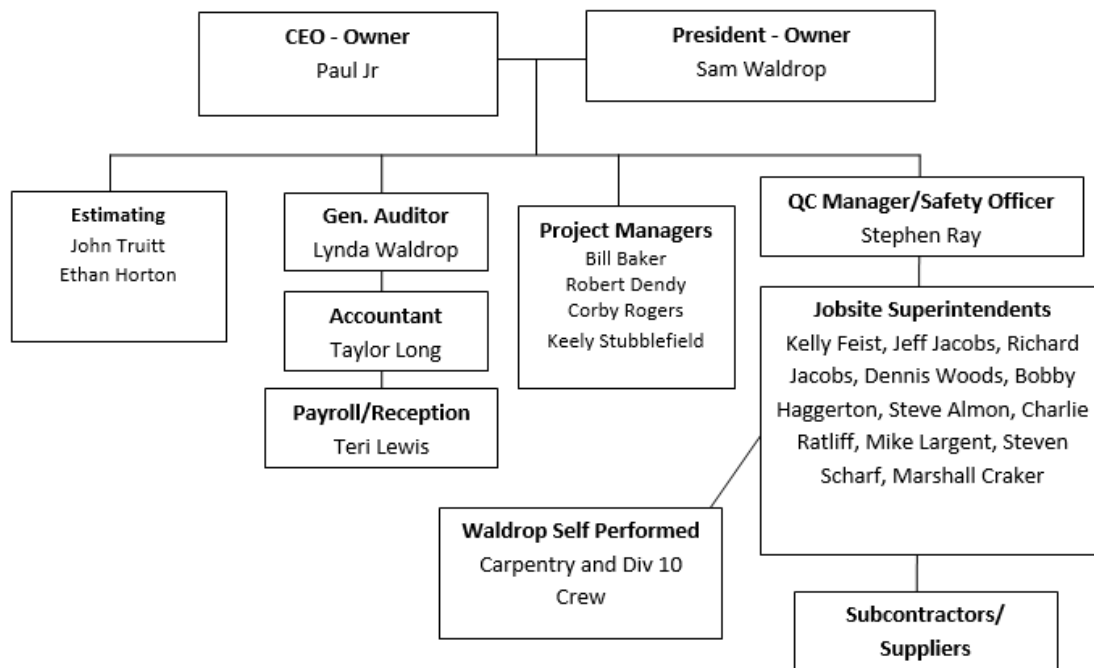
A 100%, full time Superintendent will be stationed at your project, and you have the choice of interviewing from among these available candidates. We have included the resume of our first choice for the Superintendent position, Dennis Woods.

Corby Rodgers is anticipated to participate as the Project Manager on this project, and as a Cost Savings measure, we only bill the amount of time he spends on your project. We estimate that he will use around 50% of his time on this project.

John Truitt and Bill Baker are our Lead Estimators, and will be involved as required, during Pre-Construction and the Construction phase to create budgets, schedules, and value engineering exercise.

Waldrop Construction has a wealth of construction knowledge and experience with our over one hundred employees. Please see the following pages for resumes of the Key Personnel who will be working on your project.

WALDROP CONSTRUCTION ORGANIZATIONAL CHART





CORBY ROGERS

PROJECT MANAGER

PROJECT ROLE

He has been involved in the planning, management, and supervision of institutional, commercial and industrial construction projects. Corby has been a part of more than \$100 million of construction throughout Central and West Texas. Projects include existing building infrastructure renovations, additions and new buildings.

As a Project Manager, Corby is responsible for

- Managing the construction workflow process starting in the project origination phase, to include contracting, buyout, construction administration, financial management and closeout.
- Meeting with Owners and Design Professionals to determine project requirements, manage client satisfaction, and take immediate action to respond to problems and concerns.
- Visit project work sites, clarify scope of work.
- Establish, monitor, communicate and maintain project schedules utilizing contemporary scheduling software.
- Proactively identify issues that could lead to problems and facilitate solutions.

EDUCATION & TRAINING

- First Aid and CPR
- OSHA 30 Hour Certifications
- Construction SWWM

PROFESSIONAL ASSOCIATIONS

West Texas Chapter
Association of General
Contractors affiliation

RECENT PROJECTS

- Coahoma ISD Renovations and Additions—\$ 6,459,847
- Paint Creek ISD Renovations and Additions—\$ 6,142,011
- Brady ISD School Renovations and Gym —\$ 3,842,405
- Social Security Building renovations—\$2,367,356
- Comanche Domed Event Center—\$6.65M Event Center
- Brady ISD Elementary School Phase 1—\$2.14M Renovation
- Brady ISD Multipurpose Facility Phase 2—\$1.98M New Facility

DENNIS WOODS

SUPERINTENDENT

PROJECT ROLE

Dennis joined Waldrop Construction in 1996.

He is responsible for the daily supervision of construction activities in the field. Dennis has worked on numerous multi-building, phased new and renovation projects.

Dennis's responsibilities include directing and coordinating subcontractor activities and material deliveries, directing daily jobsite activities, assisting the Project Manager with schedule, daily reports and work hour logs. He advises the Project Manager and/ or Architect/Engineer of design concerns, reviews shop drawings for accuracy, and is responsible for quality and safety of on-site personnel.

Through Waldrop Construction's continuous education, Dennis receives 40-50 hours of training annually on a variety of topics.

EDUCATION & TRAINING

- First Aid and CPR
- OSHA 30 Hour Certifications
- Construction SWWM

PROFESSIONAL ASSOCIATIONS

West Texas Chapter
Association of General
Contractors affiliation

RELEVANT PROJECTS

Noteable Projects:

Accel Health Facilities—\$6M New Health Facility

Irion County Schools—\$8M Projects

McCullough Country Library - \$1.7M New Library Complex

Brady Civic Center - \$ 1.7M Civic Center Renovation

Brownwood ISD Renovations and Additions - \$35M Additions and Renovations to Existing Campuses

Bangs ISD Renovations and Additions - \$8M New Construction and Renovations to existing campuses

Winters Gymnasium - \$7M Gym and Classroom Complex

Dripping Springs Rodeo Arena - \$5M New Rodeo Arena

Howard Payne Mabee Center – \$2.5 Renovations to Student Facility

Zephyr Gymnasium – \$3.5M New Gymnasium

Willie's Tees Office Facility – \$1 M New Office and Production Facility

Commercial State Bank San Saba - \$1.5M New Bank Building



JOHN TRUITT

PRE-CONSTRUCTION / LEAD ESTIMATOR

PROJECT ROLE

John is originally from Goldthwaite, then joined the Marine Corp until an honorable discharge in the 1980's. John spent time working for contractors in the Waco area. He then began his own construction company, building numerous projects in the Waco area, and also in West Texas. John joined Waldrop in 1996, working as our General Superintendent.

John has now worked as our Lead Estimator over 10 years, leading the Team that provides accurate budgets and schedules for project planning. He will also oversee Value Engineering (VE) services through the development of various scenarios and alternates, to be included in bidding. After bidding, he will lead the team collating all information into a Guaranteed Maximum Price, along with the Final Schedules and VE items.

John has a detailed knowledge of construction Operations and values. John maintains detailed records for every project that we have Estimated or Built, and will give your Project the time and attention that it deserves.

RELEVANT PROJECTS

Howard Payne University - New Welcome Center
Kerrville Hospital \$23M Renovations and Additions
Big Spring Hospital \$14M Renovations and Additions
Christoval ISD \$4M Renovation and Additions
Cherokee ISD \$4M Renovation and Additions
Brady ISD \$4M Renovation and Additions
Volleman Dairy—New Bottling Production Facility
Comanche ISD—\$7M Domed Event Center
Ranger College Cafetorium and Welcome Center - \$8M Additions and Renovations to the Ranger Campus
Ranger College Cafetorium and Welcome Center - \$8M Additions and Renovations to the Ranger Campus
FMC Phase 2 Industrial Facility - \$11M Additions and Renovations
Heartland Mall - \$1M Renovations to Existing Mall
Journey Recovery Center - \$4M Substance Abuse Treatment Center
Howard Payne University Mabee Center Renovations - \$2M Renovations to Student

EDUCATION & TRAINING

- Goldthwaite High School
- US Marine Corp
- OSHA 10 hour certification
- Lifelong education as Project Manager, Estimator working throughout Texas in Construction

PROFESSIONAL ASSOCIATIONS

West Texas Chapter
Association of General
Contractors affiliation



SAM WALDROP

PRESIDENT AND PRE-CONSTRUCTION LEADER

BACKGROUND AND PROJECT ROLE

Sam graduated from Brownwood High School in 1992, and attended Texas A&M University until finishing with an Architectural degree in 1996. Until 2000, he worked at Rabe Architects in Austin, Texas, before rejoining the family business. Like his father and grandfather, Sam grew up in the Construction business, and in the early 2000's, Sam took over daily leadership of the company.

Sam's role is to oversee Waldrop Construction's broader operation as Owner liaison, Business development and oversight of the Estimating and Construction departments. Sam frequently visits your project during construction, and holds all personnel accountable for quality and speed. He serves as a single point of contact for any questions or concerns about the project.

EDUCATION & TRAINING

- Texas A&M University Graduate
- TASA Committee member for Construction development
- First Aid and CPR
- OSHA 8 Hour Certifications

PROFESSIONAL ASSOCIATIONS

West Texas Chapter
Association of General
Contractors affiliation

RELEVANT PROJECTS

Howard Payne University - New Welcome Center
Kerrville Hospital \$23M Renovations and Additions
Big Spring Hospital \$14M Renovations and Additions
Christoval ISD \$4M Renovation and Additions
Cherokee ISD \$4M Renovation and Additions
Brady ISD \$4M Renovation and Additions
Volleman Dairy—New Bottling Production Facility
Comanche ISD—\$7M Domed Event Center
Ranger College Cafetorium and Welcome Center - \$8M Additions and Renovations to the Ranger Campus
FMC Phase 2 Industrial Facility - \$11M Additions and Renovations
Heartland Mall - \$1M Renovations to Existing Mall
Journey Recovery Center - \$4M Substance Abuse Treatment Center
Howard Payne University Mabee Center Renovations - \$2M Renovations to Student Activity Center
Wright Asphalt Project - \$1M New Production Facility
Sonora ISD Projects - \$4M Renovations and Additions to Campuses, Renovations to Football Field
Irion County Projects - \$7M Additions and Renovations to the Elementary School, Football Field, and New Vocation Ag Building
1st Baptist Church Brownwood - \$3M Renovations and Additions to Church
Brownwood ISD Firestation - \$4M New Firestation Facility

3. CURRENT PROJECTS

3. Listing of firm's current construction projects, description, size, completion date, type of construction (Construction Management at Risk, Competitive bid, etc.)

Please see the following pages for current projects.

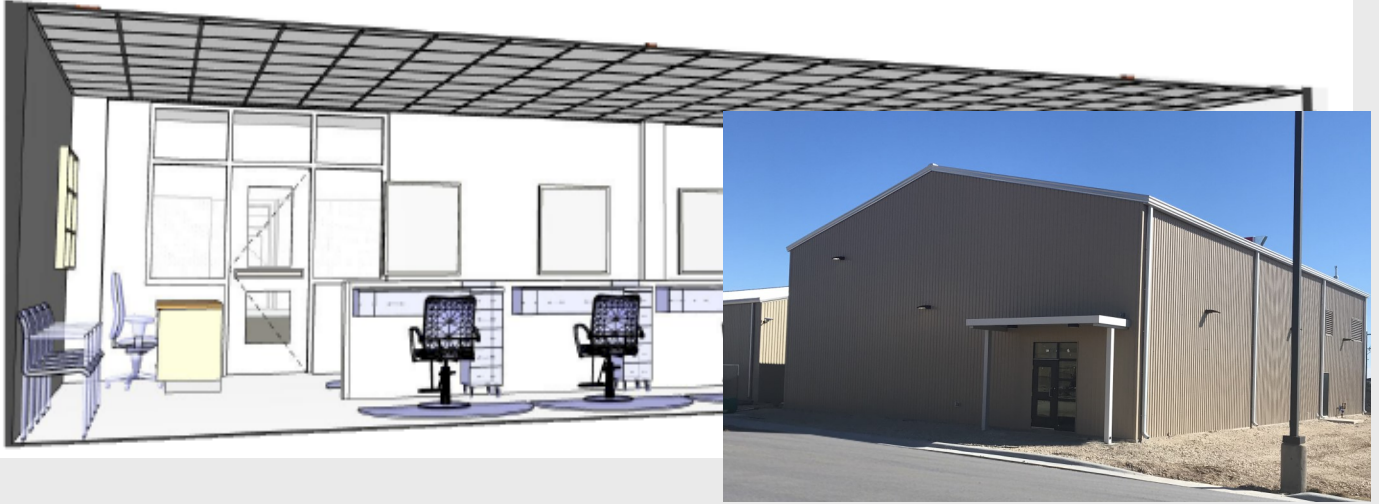
Waldrop Construction Projects under Contract									
Project Name	Owner	Owner Phone Number	Architect	Architect Phone Number	Contract Amount	Amount Complete	Amount complete	Completion Date	Contract Type
Under Construction									
Howard Payne University - Veda Hodge Renovations	Dr. Cory Hines, President	(469) 285-4121	BMA Architects	(972) 572-0431	\$2,143,137	49%	\$1,054,250	May-25	Construction Manager
ASU Museum Renovations	Cody Guins, ASU Facilities	(325) 486-6244	KFW Architects	(325) 653-2900	\$6,125,774	16%	\$970,157	September-25	Construction Manager
Rocksprings ISD Gym Addition and Band Hall Renovation	Justin Del Bosque, Superintendent	(254) 485-0761	Raul Llanas, Pflugers Architects	(210) 227-2724	\$10,681,567	11%	\$1,131,645	December-25	Construction Manager
Brownwood ISD Student Activites Center	Tammy Gray PM	(210) 381-0139	Chris Collins, Claycomb	(512) 263-7940	\$14,892,643	56%	\$8,302,672	August-25	Construction Manager
Coahoma ISD Field House and Renovations	Brad Cox, Superintendent	(432) 631-7515	Vandergriff Architecture, Mark Pelletier	(719) 243-7402	\$6,459,847	87%	\$5,609,464	April-25	Competitive Sealed Proposal

4. PROJECT EXPERIENCE

4. Listing of firm's previous projects (four max) that are related to the proposed project in terms of size, complexity, systems, and services provided (e.g. design build, general contractor, subcontractor, etc.). Include for each project, name of contact person and telephone number.

Please see the following pages for previous projects of similar size and scope.

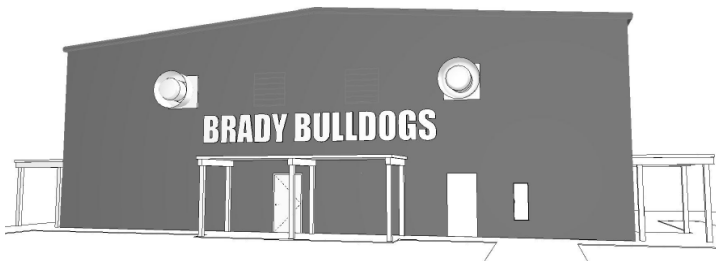
Brady ISD Elementary and Career Center



Project Name:	Brady ISD 2018 Elementary and Career Center
Location:	Brady, Texas
Delivery Method:	CM at Risk
Final Cost:	\$ 3,500,000
Owner's contact:	Hector Martinez, Superintendent (325) 792-6984
Architect name and number:	Reliance Architecture, Clifton (512) 758-7660
Square Footage:	4,800 SF
Completion Date:	February 2021
Type of Construction:	New and Renovation

Waldrop Construction was brought onto the Team of Owner and Architect well after the Design was complete. The project was over budget, and the Waldrop Team performed a Constructability review, finding many opportunities for cost savings including site and structural changes and material substitutions. We worked with the Team to develop new a new design that meets the school's budget and schedule.

Other Projects with Brady ISD:



Field House and Demolition Project (current)
\$3M - Demolition of large Campus area at Stadium and renovation of existing gym.



Brady ISD High School, Gym and Cafeteria
Addition—New \$18M High School

Howard Payne University - Academy Classroom Renovation



Project Name:	Howard Payne University—Academy of Freedom Classroom Renovation
Owner:	Mike Rodgers, CFO (325) 649-8977
Location:	Brownwood, Texas
Type of Construction:	New Construction
Final Cost:	\$ 3,800,000
Delivery Method:	CM at Risk

Waldrop Construction was selected, based on qualifications and pricing, to renovate a 1950's era building into new classroom spaces. During Pre-Construction, we helped the Architect create a design that minimized collisions with a complicated structural geometry, and systems such as Fire Sprinklers, Electrical, Plumbing, and Air Conditioning. We finished ahead of schedule and on budget.

La Esperanza Medical Clinic



Project Name:

La Esperanza Medical Clinic

Location:

San Angelo, Texas

Delivery Method:

CM at Risk

Final Cost:

\$ 5,648,142

Owner:

Dean Munn, CEO (325) 947-5601

Architect name and Phone:

KFW Architects, Kye Franke (325) 653-2900

Square Footage:

17,550 sf

Completion Date:

March 2024

Type of Construction:

New and Renovation

Superintendent:

Kelly Feist

Project Manager:

Bill Baker

We were selected to work with KFW Architects as Construction Managers to assist in designing, bidding, and building this Health Center. The design involved the demolition of an existing Skating rink and Mini-golf complex, and using the shell of the existing metal building to house the new operation.

We were able to produce excellent competitive bids for all trades, and no Value Engineering was required, thus allowing all high-end finishes to remain, and the project to begin construction quickly after bidding.

Some construction challenges included raising the floor level of half of the building by 1", modification of the existing steel structure, removal of large concrete debris, and utilizing a very constricted Site for material storage while keeping traffic positive traffic flow on the adjacent street.

Paint Creek ISD Cafeteria and Kitchen



Project Name:	Paint Creek ISD Phase 1 and 2
Location:	Paint Creek, TX
Delivery Method:	Construction Manager at Risk
Final Cost:	\$ 4,487,806
Owner's contact:	Glen Hill (940) 864-2868
Architect name and number:	CADCO, Richard Rogers (325) 695-6281
Square Footage:	9,356 SF
Completion Date:	August 2024
Type of Construction:	New and Renovation

We were contacted by Richard Rogers from CADCO Architects about a project in Paint Creek which had been priced by a well-known School Construction Manager, and was over budget by more than a million dollars. The Owner and Architect felt that the existing Contractor was giving unreasonable pricing, and requested Waldrop Construction to provide pricing. We secured pricing from regional companies, and were able to bring pricing in below budget as-drawn without changing the project scope. Waldrop was hired to replace the previous Contractor, and we continue working on this multi-phase project. Situations like this show how important it is to have relationships with local, price competitive subcontractors.

The project involves demolishing an existing metal building, and constructing a new cafeteria and kitchen, along with a separate metal building for an animal barn. The original project is at completion.

5. METHODOLOGY

5. Method used by firm to determine proposed project's guaranteed maximum amount of contract for construction. Note what percentage, if any, of cost savings occurring during construction will be credited back to the Owner (e.g. unused construction contingency, lower than budgeted general conditions, Owner initiated modifications, etc.). Note which trades will be performed by firm's own forces and trades to be subcontracted.

A Strong Beginning

Waldrop Construction has built a comprehensive, step-by-step approach to assist the Owner, Architect, Subcontractors, and Suppliers in having the best experience in **Designing, Bidding, and Building** projects. Our program was developed by continually asking the question, 'What would happen if everyone had exactly what they needed to make the best decisions, at every step?'. Waldrop Construction's answer to this begins in the Design Phase, also known as 'Pre-Construction'.

Pre-Construction

When we think of the Architect's role, we think of her as being responsible for the 'What and the Where' when creating the design. 'What kind of structural systems? What kind of finishes? And where do these go?', are questions the Architect and Owner answer.

In contrast, Waldrop Construction's role is to answer the question of 'How?' - How to take the Drawings and Specifications that are being created, and provide the Team with an Action Plan, of how to plan effectively.

The **Action Plan** consists of the following items, provided to all Team Members during Pre-Construction.

Step 1. Constructability review – A written summary of the project with all key details, allowing any person a quick and easy way to understand the project. Next, we perform an analysis of the Structure, Building Envelope, Interior features, MEP, and finally Sitework. We make suggestions for any modifications that help bidding, or improve our ability to build.

Step 2. Quantity takeoff – We take the drawings, and markup a second, supplemental set for the Team. Items such as cubic feet of concrete, square feet of roofing, and linear feet of wall are color coded on these drawings. Providing these quantities to subcontractors and suppliers makes them far more interested in bidding the project, and aids in correct pricing.

Step 3. Phasing and Mobilization plan – One critical question that needs to be answered is whether the project progresses in one continuous timeline, or how different areas of the project will be phased. Knowing this information will help Trades, such as Concrete and Sitework, determine how many times they will need to mobilize their forces, work for a time, then leave and return when the next Phase begins.

Step 4. Scheduling – After Phasing is determined, we create a Start-to-finish schedule for when, and how much time each trade should be on-site. This helps subcontractors understand to amount of progress, and what crew size is required.

Step 5. Expectations and Clarifications – We want our Team to understand and agree on important project requirements, including:

- Work hours and days allowed On-Site.
- Jobsite location access and barricading.
- Safety training, including any require background checks.
- Any equipment provided by Waldrop for common use, such as telehandlers.
- Payment terms, required documents and insurances.
- The need for all Jobsite personnel to perform cleanup, and keep a neat and tidy job.
- Many other items.

Step 6. Budgets – Waldrop sends out all the information that's been developed so far, to key interested subcontractors. We request from them budgets for highly specialized items such as Electrical and Air Conditioning. We then use these subcontractor budgets, quantity takeoffs, and Waldrop's cost database to create accurate budgets, that are easy to read, and can be modified quickly with any required changes.

Bidding Phase

After the design phase is complete, final Construction Documents are provided, and we set a bid date. We provide value at this stage by sending out "Invitations to Bid" through our automated service, to a private bid list of the thousands of subcontractors, which we have built relationships with over the years. We also send invitations through industry online cloud services such as Gradebeam, RS Means, Dodge Report, ISquareFoot, Builder's Exchange, and AGC Planrooms. Most of our bids are obtained by our Estimating Team by getting on the phone, and calling hundreds of people, to spur the greatest interest in bidding your project. This thorough coverage guarantees the best subcontractor bid response, ensuring the lowest prices on bid day.

We receive our bids in a dedicated bid room at our office, and lay out each bid on a table on a corresponding square to that trade. Bids are itemized on a display for representatives from the School and Architect to see.



After the bids are received, we organize the list of apparent low bidders, and spend the next week investigating each bid for completeness. We perform a risk assessment of every subcontractor, to determine if each capable of performing to the desired schedule, level of quality, and if they are financially stable. If a bidder poses a risk, we bring this information to you, and together the Project Team makes an informed decision on whether to use this subcontractor or not.

While in the bidding phase, we ask every bidder for suggestions on ways to save money. Waldrop Construction also compiles our insights, and the suggestions from bidders, into a Value Engineering Proposal.

Value Engineering

We often find items, suggested by Subcontractors, that can be offered as substitutions for Cost savings. Here are some of the possible items we receive:

- Substituting lower-priced finishes at comparable or better-quality level.
- Options for deleting desired, but not required features.
- Substituting items that serve the same function, with simpler technology.
- Substituting Owner-provided equipment.
- Consider resizing or changing material selection to another size and type acceptable to the current Building code.

The items can be incorporated in the project only with the acceptance of the Architect and Owner.

Contingency

We typically request a 'Contingency' item in the contract, split between an "Owner's Contingency", and a "CM (Construction Manager's) Contingency".

The "Owner's Contingency" will be used for items they wish to change or add during construction. Typical scenarios might include wanting additional casework for storage in a classroom or reconfiguring an outdoor seating area. This fund's purpose is to cover the "I wish we would have done this" items. All changes must be approved in advance by the owner, and contingency funds not used during construction are credited to the owner.

The "CM Contingency" will be used for the Construction Manager's assistance in shoring up any undefined areas, or missing trade items that are discovered during the "Buy-out" process, when we begin writing contracts with Subcontractors. If we receive low pricing from a marginal subcontractor, we may use his number, with the stipulation that the contingency be used to cover hiring another sub, if he doesn't perform.

All Contingency funds not used during construction are credited to the owner.

Construction Phase

After you have approved the Final Price and Contract, we begin the construction phase. The Superintendent sets up the Construction Site, which includes Fenced, screened area on side of building, with area for Office, Storage Vans, Dumpster, and Laydown area.

We then provide performance and payment bonds and a certificate of insurance for the owner's protection. Our trained and experienced construction superintendent will begin managing the project. He will be on site, full time, every day, from start to finish. The Project Manager and Superintendent will hold weekly meetings with subcontractors working on site to discuss schedules, quality concerns, security and job-site safety. They will also hold weekly safety meetings with all on site personnel.

To organize the many documents such as Drawings, Blanket Agreements, Work Orders, RFI's, Submittals, and Schedules, we use the 'Redteam' Cloud-based Project Management solution. The entire Project Team has instant access to the system, which provides transparency and easy access to all project documentation.

Self-Performed work

Schedule

[illegible]

FEB	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29		
MAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
APR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
MAY	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
JUN	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31

From the Pull Planning Schedule, we create short-term scheduling, which we call a **“Three-week Look Ahead Schedule”**. On every Monday morning, we meet with all subcontractors on-site, and agree on the work that they will perform over the next three weeks. We also agree on the number of

employees that they will have on site each day to perform this work. At the next weeks Monday meeting, we revisit this schedule, and verify that each subcontractor is meeting his obligations. On the occasion that a subcontractor falls behind on a milestone, we have requirements written into their contracts to work overtime and on weekends to catch up.

This Waldrop scheduling system has resulted over the years in excellent accountability, speed, and performance.

Quality Program

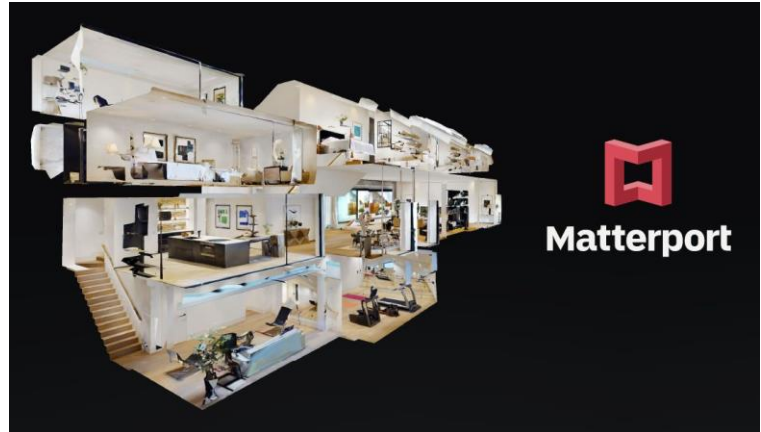
Throughout the design and construction process, we track issues until they are addressed, both in the drawings and the physical construction. At every step of the way we measure performance, tracking to meet conditions of satisfaction for our clients. We hold our team accountable for the quality of the final building. With an over 85% repeat business rate, we are proud of our efforts to be a quality builder and partner.

Remote Viewing - Matterport

A major new feature that Waldrop Construction incorporates into our projects is **Matterport** technology.

While building your project, we take 3D photos of the evolving jobsite with a 3D Camera. This 'builds' an immersive 3D model, which can be toured by any member of the Project Team, whether Owner, Architect, or Subcontractor, and is used for the following uses:

- 3D Tours of the jobsite by the Project Team, by PC, phone, or tablet device from anywhere in the world.
- Documentation and confirmation of construction progress, with the ability to label and tag areas of the site for review.
- Quality Control, by documentation of the quality of work in progress
- Safety Control, by documentation of jobsite Safety features.
- Punchlist – easy labelled walkthrough of deficient items.
- Warranty – easy communication of information to Project Team and subcontractors for corrections.



Sample of current
jobsite 3D tour.

Safety Program

An outstanding quality of our company is our focus on safety. Waldrop Construction Company has never been cited with an OSHA or any other safety violation. We operate a comprehensive Project Site Safety Meeting Program, which complies with OSHA standards, and is approved by our insurance company. Our Safety Manager maintains a Safety Log and we record all safety meetings. The topics are arranged so that all direct employees and subcontractor employees are instructed on a comprehensive list of safety-related subjects. These topics range from various equipment safety to control of hazardous energy.

We strive to constantly remind all people on site that any unsafe action by an individual or group puts us all in danger, and that jobsite safety is paramount to health and success.

Completion

Before completion of the project, we work with the owner and architect to develop a preliminary punch list of defective work, so that these are corrected before the work is finished, and the subcontractors leave. We prepare binders and digital files of close out documents for the owner's future use which will include maintenance manuals, as-built drawings, warranties, subcontractor guarantees, release of liens, affidavit of bills paid and release of surety for final payment. Until these documents are sent to the owner, all job-related material is protected in fire-safe security cabinets at our office.

Warranty

Waldrop follows the industry standard warranty period of one year for any defect in workmanship and material. We are also backed by our performance and payment bond program. Additional warranties may apply for specific materials. If the Owner finds an issue with any part of the completed project, we request that you call us immediately. Our goal is to have the original Superintendent or Project Manager, who have the greatest familiarity with your building, contacting you within 24 hours to address any concerns. We will then either correct the issue ourselves, or have the subcontractor responsible for that portion of the project, begin corrective measures immediately.

At completion of the project, you will also be provided with a maintenance operations and warranty manual, for use in proper maintenance of the building. Copies of all materials are also always accessible at our office.

CERTIFICATION OF INTERESTED PARTIES-FORM 1295

A person or business entity entering into a contract and/or agreement with CISD is required by the New Government Code Statute §2252.908, to complete Form 1295 "Certificate of Interested Parties".

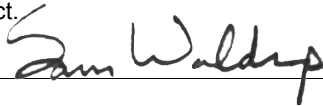
https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm. Once the online submission has been processed and a claim number has been issued, the form must be printed with the claim number, then signed and submitted along with the bid/quote/proposal document(s).

THIS FORM MUST BE COMPLETED ONLINE

CERTIFICATE OF COMPLIANCE WITH HOUSE BILL 89 AND SB 252

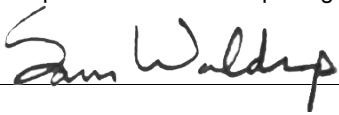
Vendor certifies that it is in compliance with all applicable provisions of the House Bill 89. Purchases made in accordance under the provisions of Subtitle F, Title 10, Government Code Chapter 2270 must comply with the following:

- Does not boycott Israel currently; and
- Will not boycott during the term of the contract the above-named company, business or individual with Comanche Independent School District.

Signature of Authorized Representative: 

CERTIFICATE OF NON-COLLUSION STATEMENT

"Non-collusion Statement": "The undersigned affirms that they are duly authorized to execute this contract, that this company, corporation, firm, partnership, etc., or individual has not prepared this bid in collusion (*An agreement between two or more persons to deceive the school district or defraud the school district of its rights*) with any other bidder, school board member, or school district employee, and that the contents of this bid as to prices, quality or products, terms and/or conditions, etc., have not been communicated by the undersigned nor by any other employee, agent and/or representative of the company, corporation, firm partnership, etc., or individual to any other person engaged in this type of business prior to the official opening of this bid for the intent or purpose of collusion."

Signature of Authorized Representative: 

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.

Waldrop Construction
Brownwood, TX United States

Certificate Number:
2025-1276907

Date Filed:
03/04/2025

Date Acknowledged:

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

City of Glen Rose

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.

RFP 1
Renovation of existing building for the City of Glen Rose

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	waldrop, sam	Brownwood, TX United States	X	
	Paul, Waldrop	Brownwood, TX United States	X	

5 Check only if there is NO Interested Party.

☐

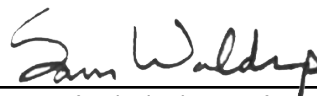
6 UNSWORN DECLARATION

My name is Sam Waldrop, and my date of birth is 1/22/1974.

My address is 3200 4th street, Brownwood, TX, 76801, USA.
(street) (city) (state) (zip code) (country)

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

Executed in Brown County, State of Texas, on the 4th day of March, 2025.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)

SECTION 00157 - CONFLICT OF INTEREST QUESTIONNAIRE

Project: New Glen Rose City Hall

Owner: Glen Rose, Texas

City of Glen Rose

Conflict of Interest Questionnaire

For Vendors, Contractors, or Other Persons Doing Business with Local Government Entity.

The Texas Legislature passed House Bill No. 1491 amending Chapter 176 to the Texas Local Government Code. Any person or entity who contracts or seeks to contract with City of Glen Rose for the sale or purchase of property, goods, or services as well as agents of such persons (hereafter referred to as Vendors) are required to file a Conflict-of-Interest Questionnaire with the District. Each covered person or entity who seeks to or who contracts with City of Glen Rose is responsible for complying with any applicable disclosure requirements.

END SECTION 00157

CONFLICT OF INTEREST QUESTIONNAIRE**FORM CIQ****For vendor or other person doing business with local governmental entity**

This questionnaire is being filed in accordance with chapter 176 of the Local Government Code by a person doing business with the governmental entity.

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

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

OFFICE USE ONLY

1

Name of person doing business with local governmental entity.

NONE

2

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

(The law requires that you file an updated questionnaire with the appropriate filing authority not later than September 1 of the year for which activity described in Section 176.006(a), Local Government Code, is pending and not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)

3

Describe each affiliation or business relationship with an employee or contractor of the local governmental entity who makes recommendations to a local government officer of the local governmental entity with respect to expenditure of money.

4

Describe each affiliation or business relationship with a person who is a local government officer and who appoints or employs a local government officer of the local governmental entity that is the subject of this questionnaire.

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor or other person doing business with local governmental entity

FORM CIQ

Page 2

5

Name of local government office with whom filer has affiliation or business relationship. (Complete this section only if the answer to A, B, or C is YES.)

This section, item 5 including subparts A, B, C, & D, must be completed for each officer with whom the filer has affiliation or business relationship. 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 from the filer of the questionnaire?

☐

Yes

☐

No

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

☐

Yes

☐

No

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

☐

Yes

☐

No

D. Describe each affiliation or business relationship.

6

Describe any other affiliation or business relationship that might cause a conflict or interest.

none

7



Signature of person doing business with the governmental entity

3/4/2025

Date

SECTION 00156 - CERTIFICATE OF RESIDENCY

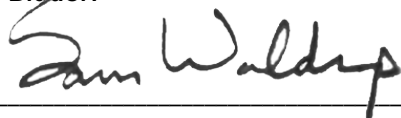
Project: New Glen Rose City Hall

Owner: City of Glen Rose

Certificate of Residency Disclosure Statement

As defined by Texas Government Code, Chapter 2252, a Nonresident bidder means a bidder whose principal place of business is not in Texas, but excludes a contractor whose ultimate parent company or majority owner has its principal place of business in Texas.

☒ I certify that my company qualifies as a Resident Bidder.

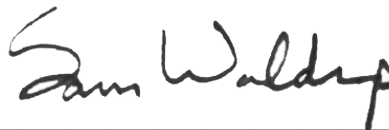


(Printed Company Name)

Sam Waldrop, President

(Printed City and State)

I, the undersigned agent for the firm named above, certify that the information concerning Resident Bidder is correct.



(Authorized Signature - - must be manually signed)

Sam Waldrop, President

(Printed Name and Position with Company)

G **I certify that my company qualifies as a Non-Resident Bidder**

Indicate the following information for your Resident State (state in which your principal place of business is located):

(Printed Company Name)

(Printed Address)

(Printed City, State, Zip Code)

1. Does your Resident state require bidders whose principal place of business is in Texas to underbid bidders whose resident state is the same as yours by a prescribed amount or percentage to receive a comparable contract? (Resident State means the state in which the principal place of business is located.)

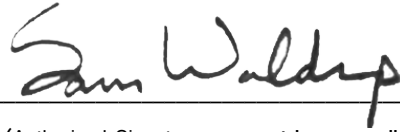
☐ Yes

☐ No

2. What is the prescribed amount or percentage?

\$ _____ or _____ %

I, the undersigned agent for the firm named above certify that the information concerning A Non-Resident Bidder@ is correct.

A handwritten signature in black ink that reads "Sam Waldrop". The signature is written in a cursive style with a large, stylized "S" and "W".

(Authorized Signature - - must be manually signed)

Sam Waldrop, President

(Printed Name and Position with Company)

7. Fee Proposal (New Glen Rose City Hall)

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	\$ 80,000
Assistant Superintendent	\$
Project Manager	\$ 38,400
Assistant PM	\$
Other Personnel	\$

INSURANCES	
CM Performance and Payment Bonds	\$ 18,500
General Liability Insurance	\$
Builder's Risk Insurance	\$ 3,940

CONSTRUCTION MANAGER FEES	Percentage %	Total \$
Preconstruction services fee	0 %	\$ 0
Construction services fee	6 %	\$ 90,000

Company Name: Waldrop Construction

Date: 3-4-2025

Name of Authorized Personnel: Sam Waldrop

Signature: 