



Response to a Request for Qualifications

By the

City of Manor Texas

Development Services Department

105 E. Eggleston St.

Manor, Texas 78653

For

Plan Review and Building Inspection Services

Contact Linda Brown (512)328-6995 ext. 115 linda_brown@ats-engineers.com

4910 West Hwy. 290, Austin, Texas 78735



TBPE FIRM REG. #2487
TBPLS FIRM REG. #10126000

4910 West Hwy 290
Suite 300
Austin, Texas 78735
512.328.6995
512.328.6996. Fax

Commercial and
Residential Engineering

- Structural
- Mechanical
- Electrical
- Plumbing

Rehabilitation Designs

Property Condition
Inspections

Land Surveying

Texas Accessibility
Standards (ADA)
Compliance Reviews
& Inspections

Certified Code
Compliance Inspectors
& Plan Reviewers

Energy Code Consulting
& Inspections
Green Building Consulting
& Certification

Construction Consulting

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December 27, 2022

Brad Schubert
ATS Engineers,
Inspectors & Surveyors
4910 West Hwy 290
Austin, TX 78735
(512) 328-6995 ext. 102

brad_schubert@ats-engineers.com

Scott Dunlop
Director Development Services
Manor, Texas

Dear Mr Dunlop,

On behalf of Arch Technical Services LLC., dba ATS Engineers, Inspectors & Surveyors (ATS), I am pleased to provide this Statement of Qualifications to provide Plan Review and Building Inspection Services for the City of Manor.

ATS is a registered engineering firm with the State of Texas. Our registration number is 2487. I, Brad Schubert, Chief Operating Officer, am authorized by ATS to contractually obligate the business for the purpose of this RFQ. You may contact Linda Brown, Business Development Manager, for clarification questions regarding this RFQ at 512-328-6995 ext. 115 or via email at linda_brown@ats-engineers.com.

Our mission is to be a valuable and dependable resource to our clients. We are dedicated to our clients' success and strive to distinguish ATS through our professionalism, commitment and integrity.

Sincerely,

Brad Schubert

Brad Schubert
Chief Operating Officer
ATS Engineers, Inspectors & Surveyors



Plan Review and Inspection Capabilities

ATS Engineers, Inspectors & Surveyors (ATS) currently represents over 43 local jurisdictions in Central Texas as their inspection and plan review authority. We have been providing these services for over 29 years. In 2022 ATS conducted over 600 commercial plan reviews and over 3,100 residential plan reviews. ATS also conducts over 99,000 code related inspections annually and provides code compliance and construction consulting to over 500 builders in central Texas.

Many of our jurisdictional clients utilize systems like **MyGovernmentOnline** and **MyGov**. ATS has experience working with these systems and works seamlessly within these frameworks to provide plan review and inspection documents.

Our staff of highly skilled, qualified and certified plans examiners, inspectors and engineers, equipped with reliable technology and support staff, are able to competently perform plan reviews and inspection services for multiple building types and uses. Commercial Building Typologies reviewed and inspected include, but are not limited to the following: Hotel/Motel; Retail; “Big Box” Retail; Restaurant; Industrial/Warehouse; Office; Medical; Daycare; Multifamily; Mixed-Use; Assisted Living Facility; Church/Civic; numerous Schools – and associated facilities (auditorium, theater, gymnasium, cafeteria, stadium, fields, etc.); Fire Station; Military Facilities; and Air Field/Hangar.

ATS’ staff is also highly qualified with decades of collective Plan Review, Inspection, Engineering, Architectural and Construction Consulting experience plus extensive certifications and training. Our Plan Review Department Manager is an International Code Council (ICC) Certified Building Official and Registered Accessibility Specialist. With the diversified support of our MEP and Structural Professional Engineers, an in-house Architect, a Registered Professional Land Surveyor and other certified and experienced employees, we have all the “tools” required to provide outstanding plan review and inspection services.

In addition to Plan Review and Inspection Services, ATS offers a full complement of engineering disciplines including Land Survey, Structural, and MEP. We are a consulting engineering firm that provides services to commercial, industrial, retail, and residential clients. ATS consistently works with local municipalities in the roles of Building Official.



ATS' mission is to be a valuable and dependable resource to our clients. We are dedicated to our client's success and strive to distinguish ATS through our professionalism, commitment and integrity.

ATS Project Experience

Our Plan Review and Inspection Departments have extensive experience performing code compliance plan review, inspections, accessibility reviews (TAS), and energy compliance reviews and ratings for all sizes of residential and commercial projects. We have been providing plan review and inspection services for over 29 years. The following is a partial list of projects ATS has provided services:

Manor ISD Plan Review and Inspections New Senior High School

14832 FM973
Manor, Texas 78653
\$42,958,034 Project Cost
Started 2016. Completion September 2018

Client Contact:

Bob Farmer with AG/CM inc.
11503 Jones Maltzberger Road
San Antonio, Texas 78216
bfarmer@agcm.com

Hays Consolidated ISD Plan Review and Inspections McCormick Middle School – Renovations and Additions

5700 Dacy Lane
Buda, Texas 78610
\$7,800,000 Project Cost
Started 2021. Completion August 2022

Client Contact:

Erin Van Doren with O'Connell Robertson Architects
811 Barton Springs Road, Suite 900
Austin, Texas 78704

Hays Consolidated ISD Plan Review Sunfield Elementary – New Elementary School

155 Vista Gardens Drive
Buda, Texas 78610
115,000 Square Feet. \$23,000,000 Project Cost
Completion 2020

Client Contact:

Rod Walls with Hays Consolidated ISD
21003 IH 35
Kyle, Texas 78640

Skidmore – Tynan ISD Plan Review

New Skidmore High School

213 W. Walton St.

Skidmore, Texas 78389

\$15,000,000 Project Cost

Completion 2022

Client Contact:

Richard Waterhouse with Skidmore - Tynan ISD

224 W. Main St.

Skidmore, Texas 78389

Del Valle ISD – Inspections

New Replacement School for Hornsby Dunlap Elementary School

13901 FM 969

Del Valle, Texas 78724

103,379 Square Feet. \$32,000,000 Project Cost

Started 2021. Ongoing

Client Contact:

Jimmy Jones with Del Valle ISD

2404 Shapard Lane

Del Valle, Texas 78617

**Texas Military Department – Construction & Facilities Management Office
Establishing Process Guidelines and Recommendations for Third Party
Milestone/Building Inspections – Included Inspections of 5 Texas Military
Department Facilities.**

Camp Mabry Building 83 (Billets Building)

Renovation and HVAC Repairs \$2,700,000 Began May 2020 (ongoing)

Camp Mabry Building 87

Renovation \$900,000 Began July 2021 (ongoing)

Camp Swift Readiness Center

Renovation \$5,000,000 Began July 2021 (ongoing)

Corpus Christi Readiness Center

Renovation \$6,200,000 Began July 2021 (ongoing)

New Braunfels Readiness Center

Renovation \$4,000,000 Began 2022 (ongoing)

Client Contact:

Chris “Kaz” Wojtewicz, CTCM

Management Analyst

Texas Military Department

Construction & Facilities Management Office

Camp Mabry, Bldg. 37

Austin, TX

512-782-5715 Christopher.k.wojtewicz.mil@mail.mil Ongoing

Austin Community College – Elgin Campus – Inspections

Performed Inspections on behalf of the City of Elgin, Texas

New Construction of 2 New Buildings; 1 Academic and 1 Agricultural

29,500 Square Feet. \$11,399,950 Project Cost

Completion August 2020

Fire Station #3 – Williamson County Emergency Services District #3 – Inspections

New Fire Station #3 located at 211 Limmer Loop, Hutto, Texas. Performed inspections for the fire authority having jurisdiction under the authorization of Fire Chief Scott Kerwood.

11,500 Square Feet. \$4,000,000 Project Cost

Started May 2021. Completion May 2022



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Green Building Consulting
& Certification

Construction Consulting

ATS has been or currently is the third-party plan review and inspection authority for the following jurisdictions. Commercial and residential projects are reviewed and inspected by ATS at all phases of construction.

City of Taylor

Tom Yantis
Director of Development Services
400 Porter Street
Taylor, Texas 76574
City Offices 512-352-3675
Tom.yantis@taylortx.gov

City of Horseshoe Bay

Eric Winter
Development Services Manager
P.O. Box 7765
Horseshoe Bay, Texas 78657
City Offices 830-598-9970
ewinter@horseshoe-bay-tx.gov

City of West Lake Hills

Anjali Naini
Director of Building &
Development Services
911 Westlake Drive
West Lake Hills, Texas 78746
City Offices 512-327-3628
planner@westlakehills.org

City of Hutto

Yvette Glover
Development Coordinator
409 W. Front Street Suite 200
Hutto, Texas 78634
City Offices 512-759-5971
Yvette.glover@huttotx.gov

City of Elgin

David Harrell
Director of Planning and
Development
dharrell@ci.elgin.tx.us
Melissa Lipiec
mlipiec@ci.elgin.tx.us
1135 Swenson Blvd.
Elgin, Texas 78621
City Offices 512-281-0119

City of Bastrop

Shirley Ellis, C.B.O.
Building Official
1311 Chestnut Street
P.O. Box 427
Bastrop, Texas 78735
City Offices 512-332-8842
sellis@cityofbastrop.org

City of Kyle

Amber Lewis
Assistant City Manager
100 W. Center St.
Kyle, TX. 78640
City Offices 512- 262-1010
alewis@cityofkyle.com

City of Rollingwood

Carrie Caylor
Administration
reception@cityofrollingwood.com
administrator@cityofrollingwood.com
403 Nixon Drive
Rollingwood, TX. 78746
(512)327-1838

City of Woodcreek

Linda Land
City Secretary
41 Champion Circle
Woodcreek, Texas 78676
City Offices 512-847-9390
City.clerk@woodcreektx.gov

City of Jonestown

Cynthia Jolly
Building Coordinator
18649 FM 1431 Ste. 1-A
Jonestown, Texas 78645
City Offices 512-267-0359
cjolly@jonestown.org

City of Cottonwood Shores

Bobby Herrin
Assistant City Secretary
3808 Cottonwood Drive
Cottonwood Shores, Texas 78657
City Offices 830-693-3830
bobby@cottonwoodshores.org

Village of Volente

Nanette Akinleye
City Secretary
16100 Wharf Cove
Volente, Texas 78641
City Offices 512-250-2075
City.secretary@volentetexas.gov

City of Creedmoor

Robert Wilhite
Mayor & Administrator
12513 FM 1625
Creedmoor, Texas 78610
City Offices 512-243-6700
administrator@cityofcreedmoortx.gov

City of Wimberley

Tim Patek
City Manager
P.O. Box 2027
Wimberley, Texas 78676
City Offices 512-847-0025
tpatek@cityofwimberley.com

City of Niederwald

Richard Crandal
City Administrator
8807 Niederwald Strasse
Niederwald, Texas 78640
City Offices 512-398-6338
cityofniederwald@yahoo.com

Village of Point Venture

Vickie Knight
City Secretary
555 Venture Blvd. S.
Point Venture, Texas 78645
City Offices 512-267-5511
villagesecretary@vopv.org

Village of Briarcliff

Terri Randolph
Court Clerk
402 Sleat Drive
Briarcliff, Texas 78669
City Offices 512-264-2274
vbriarcliff@hotmail.com

City of Meadowlakes

Evan Bauer
City Secretary
177 Broadmoor Ste. #A
Meadowlakes, Texas 78654
830-693-6840
ebauer@meadowlakestexas.org

City of Keene

Molly Martin
Cheryl McCain
Development Services Coordinator
developmentservices@keentx.com
P.O. Box 637
Keene, TX. 76059
(817)641-3336
molly.martin@keenetx.com

City of Lago Vista

Alice Drake
adrake@lago-vista.org
Development Service Director
P.O. Box 4727
5803 Thunderbird St.
Lago Vista, TX. 78645
(512)527-3534

City of Thrall

Troy Marx
Mayor of Thrall
Melissa Perry
City Secretary
104 Main St.
Thrall, TX. 76578
troymarx@hotmail.com
cityclerk@cityofthrall.com

City of Bartlett

Chief Holt
Chief of Police
140 W. Clark St.
Bartlett, TX. 76511
(254) 527-3219
chiefpd@bartlett-tx.us
cityadmin@bartlett-tx.us
markus.holt@bartlett-tx.us



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& Inspections
Green Building Consulting
& Certification

Construction Consulting

Richard B. Emerson

PROFESSIONAL CERTIFICATIONS / TRAINING / EDUCATION

- Medical Gas Endorsement to Plumbing Inspector License
- Energy Star V3.0 Certification
- Texas Windstorm Insurance Association Certification
- Vale National Training Center, Property Adjuster Course
- Amcat Xactimate 27 software training program
- PEC Basic Safety Awareness Orientation
- HERS rater certification
- NAHB Green Verifier certification
- ICC, Commercial Energy Plans Examiner
- ICC, Commercial Energy Inspector
- ICC, Accessibility Inspector and Plan Review certification
- ICC, International Energy Conservation Code Inspection and Plan Review certification
- ICC, Building Plans Examiner
- ICC, Certified Building Official
- ICC, Mechanical Inspector
- ICC, Plumbing Plans Examiner
- ICC, Residential Electrical Inspector
- ICC, Building Inspector
- ICC, Certified Building Code Official
- ICC, Certified Plumbing Code Official
- ICC, Plumbing Inspector
- ICC, Residential Combination Inspector

- Texas Department of Insurance Adjuster All Lines License #1787155
- TDLR Registered Accessibility Specialist License #0245
- TREC Professional Inspector License # 3435
- TSBPE Plumbing Inspector License #1-2149

PROFESSIONAL EXPERIENCE / WORK HISTORY

ATS Engineers, Inspectors & Surveyors 2012 – Present

North Texas Division Manager – March 2006 to May 2010; August 2001 to September 2003. Chief Building Official and Code Enforcement Officer for several small North and Central Texas Municipalities Plans Examiner and Combination Inspector, project management, Plans Examiner Department Director, Special Inspector, and Fire Investigator.

MS Energy Services 2010 – 2012

MWD Engineer - MSFS, MSFS Serial and Quickshot

Bureau Vertias Graham Marcus 2003 – 2006

Building Code, TAS, and Energy Plans Examiner

Corridor Professional Inspections 2000 – 2001

Owner – Combination Inspector, Plan Review, and Construction Consulting

City of San Marcos 1996 – 2000

Combination Building Inspector and Code Enforcement Officer

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Construction Consulting

Mark Hardin

PROFESSIONAL CERTIFICATIONS / TRAINING

- ICC Residential Combination Inspector
- ICC Electrical Plans Examiner
- ICC Energy Code Specialist
- ICC Combination Plans Examiner
- ICC Building Inspector
- ICC Plumbing Plans Examiner
- ICC Coastal and Floodplain Construction Inspector- C1
- ICC Residential Fire Sprinkler Inspector/Plans Examiner
- ICC Zoning Inspector
- ICC Certified Building Official
- ICC Accessibility Inspector/Plans Examiner
- ICC Commercial Energy Plans Examiner
- ICC Residential Energy Inspector/Plans Examiner
- ICC Permit Specialist
- ICC Building Code Specialist
- ICC Plumbing Code Specialist
- ICC Mechanical Code Specialist
- ICC Electrical Code Specialist
- ICC Commercial Energy Inspector
- ICC Commercial Combination Inspector
- ICC Combination Inspector
- ICC Electrical Inspector
- ICC Building Code Official
- ICC Permit Technician
- ICC Commercial Electrical Inspector
- ICC Green Building - Residential Examiner
- ICC Fire Inspector I
- ICC Electrical Code Official
- ICC Plumbing Inspector
- ICC Building Plans Examiner
- ICC Mechanical Code Official
- ICC Fuel Gas Inspector
- ICC Housing Code Official
- ICC Mechanical Inspector
- ICC Plumbing Code Official
- ICC Master Code Professional
- ICC Mechanical Plans Examiner
- ICC Property Maintenance and Housing Inspector
- TSBPE Plumbing Inspector, I-940

EDUCATION

BA Construction Management & Technology, Richland College (Dallas, TX)

PROFESSIONAL EXPERIENCE / WORK HISTORY

Plan Reviewer – ATS Engineers, Inspectors & Surveyors 12/2022 – Present
Conduct daily building code inspections for residential and commercial projects.

Sr. Plans Examiner – Stantec Engineering Consulting (Dallas, TX) 01/2022 – 09/2022
Plan review for the City of Dallas, TX

Managing Director – Aoka Engineering (Texas) 02/2021 – 08/2021
Solicited cities for inspection & plan review services. Managed & scheduled inspectors to various cities.

Building Official – the City of Desoto, TX

03/2017 – 05/2020

I Hired & managed 1 plan reviewer and 2 inspectors and developed an electronic plan review process. I implemented the use of the “I-Worq” system for contractors to request inspections and/or results and allow them to pull permits online.

Building Official – the City of Sulphur Springs, TX

01/2012 – 03/2017

Spearheaded code requirements for the complete revitalization of the Downtown area. I implemented the use of the “I-Worq” system for streamlining several workflows.

Building Inspector – Bureau Veritas NA (Plano, TX)

02/2011 – 01/2012

Performed Building, Electrical, Mechanical, Energy, and Plumbing Inspections for various cities in the Northeast Texas area.

Senior Building Inspector – the City of University Park, TX

11/1999 – 10/2009

Review all residential and commercial projects. Issued all building permits. Set up a procedure for submittals and plan reviews and assisted in setting up the Impact Computer System. Educated clients about Zoning and Building Code Ordinances.

Building Official – the City of Terrell, TX

05/1984 – 10/1999

Also handled all Boards such as Planning & Zoning, Zoning Board of Adjustments, and Specific Use Permits. Developed & implemented multiple systems for efficiency.

Quality Control Engineer – Lone Star Ready-Mix (Dallas, TX)

06/1982 – 03/1984

Designed lightweight and normal-weight concrete for various High-Rise projects in the Metroplex area. Performed testing of concrete materials in concrete plants and on job sites.



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Construction Consulting

Marlin Hartmann

PROFESSIONAL CERTIFICATIONS / TRAINING

- TSBPE Plumbing Inspector, I-2193
- ICC Certified Inspector, 5167434
- ICC Residential Energy Inspector / Plans Examiner
- ICC Building Inspector
- ICC Residential Building Inspector
- ICC Plumbing Inspector
- Commercial Mechanical Inspector
- TLDR Master Electrician, ME-10478

PROFESSIONAL EXPERIENCE / WORK HISTORY

Building Inspector – ATS Engineers, Inspectors & Surveyors 04/2022 – Present
Conduct daily building code inspections for residential and commercial projects.

Commercial Building Insp. Supervisor – City of Austin, TX 02/2019 – 04/2022
Employed by the City of Austin as Commercial Building Inspector Supervisor.

Commercial Building Inspector – City of Austin, TX 02/2015 – 02/2019
Employed by the City of Austin as a Commercial Building Inspector.

Residential Combination Inspector – City of Austin, TX 07/2014 – 02/2015
Employed by the City of Austin as a Residential Combination Inspector.

Freelance Inspector – Atmos Energy & Fredericksburg ISD 07/2010 – 07/2014
After retiring from the City of Fredericksburg, I used the skills I developed to help with projects while working with Atmos Energy and Fredericksburg ISD.

Building Inspector – the City of Fredericksburg, TX 03/1986 – 07/2010
Employed with the City of Fredericksburg until retirement. I have held various positions with the city, such as Building Inspector (2002 – 2010), City's Electrician & Backup to the Plumbing Inspector (1999 – 2002), Troubleshooter with the Electric Department (1996 – 1999), Lineman for Electric Department (1986 – 1996).

Electrician – Itz Electric (Fredericksburg, TX) 08/1982 – 03/1986
Responsibilities included wiring commercial and residential buildings.



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Construction Consulting

Doug McAfee

PROFESSIONAL CERTIFICATIONS / TRAINING

- TSBPE Plumbing Inspector, I-2266
- TSBPE Endorsements: MedGas, MRFPS, WSPS
- TSBPE Journeyman Plumber, 30895
- TSBPE Master Plumber, 20525
- Instructor for TSBPE Continuing Education
- ICC Certifications; ICC # 8145454
- ICC Building Plans Examiner
- ICC Residential Mechanical Inspector
- ICC Electrical Inspector
- ICC Combination Inspector
- ICC Residential Energy ICC Inspector/Plans Examiner
- ICC Commercial Building Inspector
- ICC Mechanical Inspector
- ICC Residential Electrical Inspector
- ICC Commercial Electrical Inspector
- ICC Plumbing Inspector
- ICC Residential Plans Examiner
- ICC Residential Combination Inspector
- ICC Commercial Mechanical Inspector
- ICC Building Inspector
- ICC Commercial Plumbing Inspector
- ICC Residential Building Inspector
- ICC Plumbing Plans Examiner
- ICC Residential Plumbing Inspector
- ICC Commercial Combination Inspector
- ICC Mechanical Plans Examiner
- ICC/AACE Property Maintenance and Housing Inspector
- ICC Accessibility Inspector/Plans Examiner
- NFPA & APHCC
- Flowguard Certified
- Gastite Certified
- Zurn Pex Certified
- Wardflex Certified

EDUCATION

High School Diploma, Mesquite High School, 1984 – 1989 (Mesquite, TX)

PROFESSIONAL EXPERIENCE / WORK HISTORY

Building Inspector – ATS Engineers, Inspectors & Surveyors 05/2021 – Present

Conduct daily building code inspections for residential and commercial projects.

Building Inspector II – City of Cedar Park, TX 07/2015 – 05/2021

While employed at the City of Cedar Park, I acquired my Medical Gas Inspector and Master endorsements, as well as becoming certified as an ICC Residential Combination Inspector certification, ICC Commercial Combination Inspector certification, and plan review certifications. Daily responsibilities: routing inspections, performing plan reviews, interactions with customers and contractors as well as performing inspections.

Building Inspector – City of Austin, TX 03/2008 – 08/2015

My job description was Plumbing Inspector, there is so much more to the job than just that. I would say that the job is more of a “Customer relations” style of job. Daily I work with numerous people and help them through the inspection process and answer any questions that they may have.

Supervisor and PM – L&S Plumbing LTD. (Richardson, TX) 08/2001 – 03/2008

I supervised the scheduling, installation, and budgets of installing plumbing in new construction housing. Later I was promoted to Project Manager where I was responsible for all phases of plumbing under construction in that shop.

PROFESSIONAL EXPERIENCE

I have been in the plumbing field for more than 30 years; I hold a current Master Plumbers license, Journeyman Plumbers license, as well as a Plumbing Inspectors license along with Fire Suppression and Medical Gas endorsements on both my master's and inspector's license. I also am certified through ICC and gaining certifications currently. I enjoy the field of plumbing and have been employed as a superintendent as well as a project manager for one of the largest plumbing companies in Texas. I am also an instructor teaching plumbing continuing education for the State Board of Plumbing Examiners. I pride myself on my communication skills, as well as on helping others.

I have more than 30 years of construction experience and my background comes from the plumbing field. I enjoy all aspects of construction and enjoy learning new things and expanding my knowledge. I feel I can bring both a working knowledge as well as technical knowledge of the trades and codes to the job and how they apply to the field.



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Construction Consulting

David J. Velasquez

PROFESSIONAL CERTIFICATIONS / TRAINING

- ICC Prestressed Concrete Special Inspector
- ICC Spray Applied Fire Proofing Special Inspector
- ICC Structural Masonry Special Inspector
- ICC Building Inspector
- ICC Commercial Electrical Inspector
- ICC Commercial Mechanical Inspector
- ICC Building Plans Examiner
- ICC Residential Plumbing Inspector
- ICC Commercial Plumbing Inspector
- ICC Plumbing Inspector

EDUCATION

Orange Coast College, general education

- Student government business manager of \$1 million budget, 1993-1994
- Interdisciplinary studies

Larsen School of Inspections

Advanced Contractors Licensing Center

California Department of the State Architect Accessibility Academy

CSUMB Extended Education Supervisor training, 2018

California Building Officials training

- Electrical, Fire Life Safety, Soft Skills, and Plumbing

PROFESSIONAL EXPERIENCE / WORK HISTORY

Building Inspector – ATS Engineers, Inspectors & Surveyors 2022 – Present

Conduct daily building code inspections for residential and commercial projects.

Campus Inspector of Record – CSU Long Beach 2018 – 2020

Ph-2 renovation “Student Success Center” \$40,000,000 – LEED Gold

CSU Chancellors Office “Renewal Project” of all 6 Floors \$24,000,000 – LEED Silver

Minor capital projects, permit process, accessibility review \$2,650,000

CSU “Horn Center” Renovation \$29,000,000 – LEED Silver

Inspector of Record / Administrator – CSU Monterey Bay 2013 – 2018

06.2013-2014 Business and Internet Technology building, 56k sq ft 2/3 story building, with an atrium.

06.2013-2018 Campus Inspector for an 8,000 student University including all support services. The University has 68 Buildings, including 12 Dormitories and student housing, and 1,280 Residential Buildings (Duplexes to 8-plex) that include Campus staff housing; the university controls its own Electrical service and maintains all underground utilities.

Quality Assurance Inspections – Construction Special Inspector 2011 – 2013

Lead Special Inspector for Concrete, Masonry, Fireproofing, and Post-tension concrete, coordinating staff, resources, testing, and inspections. Worked on various projects from Cast in Place concrete buildings, tilt-ups, CMU commercial construction, Structural frame buildings, post tension parking structures, earthen anchor shoring assemblies, commercial residential buildings, Department of the State Architect (DSA) shotcrete walls and pools, DSA masonry projects.

Inspector of Record – CUS Long Beach 2009 – 2011

ASI Student Recreation and Wellness Center (2-Story, 16k sq. ft.)

Inspection, tracking, and observation of the ground-up installation of all systems and structural elements in this building. Including the exterior Boiler room and fire pump. Underground sewer, storm Drain, and domestic plumbing, including the Firewater feed to the pump room. Fire life safety systems including fire sprinklers, fire alarms, and emergency egress. Mechanical Air Handlers including supply/return elements and hydronic piping. Carpentry and Finish Carpentry, Electrical service from switch gear to the main switch in the building and all step-down elements for power, and lighting. BDF room with several IDF room build-outs and data cable feeds. Audio Visual systems and buildouts and all finishes in the building.

Special Inspector – CSU Long Beach 2005 – 2009

Palo Verde North Parking Structure, \$21,000,000

Palo Verde South Parking Structure, \$20,000,000

Outpost dining facility renovation, \$3,000,000

George H. Allen field fence project, \$4,000,000

Hall of Sciences building, \$60,000,000

Special Inspector Consultant – Various Laboratories 1996 – 2005

Lead Special Inspector for Concrete, Masonry, Fireproofing, and Post-tension concrete, coordinating staff, resources, testing, and inspections. Worked on various projects from CIP buildings, tilt-ups, CMU commercial construction, Structural frame buildings, post tension parking structures, earthen anchor shoring assemblies, commercial residential buildings, Department of the State Architect shotcrete walls and pools, DSA masonry projects.

PROFESSIONAL EXPERIENCE

Over 21 years of experience as Inspector of Record/Project Manager who follows the seven principles of ISO: client focus, engagement, providing good leadership, process approach, improvements, fact-based decision making, and maintaining relationships.

OBJECTIVE: Represent a professional attitude and approach to all matters, persevere in difficult working relationships and situations, be an agent of critical thinking and problem solving and apply all that I am for favorable outcomes to projects and daily work environments.



Oscar Chavarria Jr.

PROFESSIONAL CERTIFICATIONS / TRAINING

- ICC Certified Inspector, # 5166624
- ICC Residential Energy Inspector/Plans Examiner
- ICC Property Maintenance and Housing Inspector
- ICC Residential Building Inspector
- ICC Commercial Energy Inspector
- ICC Plumbing Inspector
- TSBPE Plumbing Inspector, # I-2625

EDUCATION

Bryan High School, Diploma, 1980

PROFESSIONAL EXPERIENCE / WORK HISTORY

Building Inspector – ATS Engineers, Inspectors & Surveyors 08/2019 – Present

Conduct daily building code inspections for residential and commercial projects.

Construction Inspector – Hill International, Inc. (Houston, TX) 04/2016 – 10/2018

Participated in the initial plan review and also conduct daily building code inspections for 4 commercial projects; Tarleton Residence Hall, Park West Development, FBO & Hangar for Austin Aviation, Texas A&M University Hotel & Conference Center.

Combination Building Inspector – City of College Station, TX 2001 – 2016

Conduct daily building code inspections for residential and commercial projects. Investigate complaints regarding code violations or problem conditions. Reviewed building damages after a fire or other natural disasters. Specialized in “I Track It.”

Meter Service Technician – City of College Station, TX 1993 – 2001

Completed service installation and change requests. Investigated unusual utility usages to determine causes & dealt with delinquent customers daily.

Quality Control Technician – Westinghouse (College Station, TX) 1987 – 1993

Inspected electronic circuit boards which were installed in military aircraft radar units per government specifications. Read and interpreted government-approved drawings and acquired knowledge of government specifications to confirm standards for the fabrication of electronic circuit boards. Also, cross-trained to inspect different types of government programs.

Inspector – Babcock, and Wilcox (Bryan, TX) 1980 – 1987

Inspected and tested threaded oil field tubing per customer specifications. Worked with different inspection tools and gauges used in the oil field tubing business including stand-off ring, thread-height gauge, thread taper gauge, chamfer gauge, and micrometers.

TBPE FIRM REG. #2487
TBPLS FIRM REG. #10126000

4910 West Hwy 290
Suite 300
Austin, Texas 78735
Tel. 512.328.6995
ats-engineers.com

Commercial and
Residential Engineering

- Structural
- Mechanical
- Electrical
- Plumbing

Rehabilitation Designs

Property Condition
Inspections

Land Surveying

Texas Accessibility
Standards (ADA)
Compliance Reviews
& Inspections

Certified Code
Compliance Inspectors
& Plan Reviewers

Energy Code Consulting
& Inspections
Green Building Consulting
& Certification

Construction Consulting

PROFESSIONAL EXPERIENCE

Thirty-six years of combined experience in the construction, quality control, and manufacturing industry. With more than seventeen years of experience in the inspection of residential and commercial buildings. In addition, experience conducting field inspections, preparing reports/correspondence, reviewing damaged buildings, and inspecting high-technology electric circuit boards.

As Inspector, read and interpret building drawings, applicable building codes, contract specifications, applicable standards and shop structural drawings; verify compliance with the contract documents; and communicate effectively with contractors, engineers and architects, and project management staff. Also, perform in-process inspections associated with building construction projects and possess a thorough knowledge of materials and methods used in building facilities.



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& Plan Reviewers

Energy Code Consulting
& Inspections
Green Building Consulting
& Certification

Construction Consulting

To: City of Manor, Texas

December 27, 2022

Attn: Scott Dunlop
sdunlop@cityofmanor.org
512-272-5555

Re: Proposal for Plan Review & Inspection Services

Mr. Dunlop,

Thank you for allowing Arch Technical Services LLC., dba ATS Engineers, Inspectors & Surveyors (ATS) an opportunity to provide a proposal for inspection and plan review services. Listed below is an à la carte selection of services.

Residential

Plan Review \$75.⁰⁰ flat fee each
New Submittals 5 business day turn around
Revision re-submittals 3 business day turn around

Third Party Inspections (Residential)

Plumbing Rough Inspection	\$65. ⁰⁰ each
Foundation Pre-pour Inspection	\$65. ⁰⁰ each
Water/Sewer Line Inspection	\$65. ⁰⁰ each
Copper/PEX Inspection	\$65. ⁰⁰ each
Sheathing Inspection	\$65. ⁰⁰ each
Frame/MEP rough-in combo Inspection	\$65. ⁰⁰ each
Shear Wall Inspection	\$65. ⁰⁰ each
Insulation Inspection	\$65. ⁰⁰ each
Wallboard Inspection	\$65. ⁰⁰ each
Final Inspection	\$65. ⁰⁰ each
Re-inspections	\$65. ⁰⁰ each
Customer Service Inspection (CSI)	\$65. ⁰⁰ each

**If you do not see your inspection listed, please inquire.*
All inspections scheduled by 3pm are usually next day.

Commercial

Plan Review
New Submittals 10 business day turn around
Revision re-submittals 5 business day turn around

Commercial and Multi Family Construction plan review

Valuation	Fee
\$1.00 to \$50,000	\$100.00
\$50,001 to \$100,000	\$100.00 for the first \$50,000 plus \$3.50 for each additional \$1,000
\$100,001 to \$500,000	\$275 for the first \$100,000 plus \$2.25 for each additional \$1,000
\$500,001 to \$1,000,000	\$1,175 for the first \$500,000 plus \$1.50 for each additional \$1,000
\$1,000,001 and up	\$1,925 plus 0.95 for each additional \$1,000

Third Party Inspections (Commercial)

Plumbing Rough Inspection	\$75. ⁰⁰ each
Foundation Pre-pour Inspection	\$75. ⁰⁰ each
Water/Sewer Line Inspection	\$75. ⁰⁰ each
Copper/PEX Inspection	\$75. ⁰⁰ each
Sheathing Inspection	\$75. ⁰⁰ each
Frame MEP Combination Inspection	\$125. ⁰⁰ each
Mechanical Rough Inspection	\$75. ⁰⁰ each
Electrical Rough Inspection	\$75. ⁰⁰ each
Plumbing Top Out Inspection	\$75. ⁰⁰ each
Shear Wall Inspection	\$75. ⁰⁰ each
Insulation Inspection	\$75. ⁰⁰ each
Wallboard Inspection	\$75. ⁰⁰ each
Final Combination Inspection	\$125. ⁰⁰ each
Final Building Inspection	\$75. ⁰⁰ each
Final Mechanical Inspection	\$75. ⁰⁰ each
Final Electrical Inspection	\$75. ⁰⁰ each
Final Plumbing Inspection	\$75. ⁰⁰ each
Med-Gas Inspection	\$250. ⁰⁰ each
Re-inspections	\$75. ⁰⁰ each

**If you do not see your inspection listed, please inquire.*

Inspection fees are per building, per trip.

Consultation services are \$125.00/hour.

Scheduling

All inspections scheduled by 3:00pm are typically next day, Monday through Friday.

Voice 512-328-6995 Ext. 158

Email inspections@ats-engineers.com

Fees

Fees may be adjusted annually.

Description of Services

While performing its duties on behalf of the City of Manor, as described in this proposal, ATS and its employees shall operate under the designation of “Inspector”

and shall be subject to limitations and description of duties and powers as described within the codes adopted by the Jurisdiction or State law.

Employees

The City of Manor agrees not to separately contract with employees of ATS or otherwise separately employ members of ATS's staff without written approval of ATS during the period this Proposal is effective and for a period of two years after the termination of this Proposal. This Proposal is effective as an Agreement beginning on the date it is authorized, by way of signature, by the City of Manor. Either party may terminate this Agreement by giving thirty (30) days written notice.

We appreciate you considering ATS for your inspection and plan review needs. If this proposal meets with your approval, please sign the authorization form and return to me. If authorization to proceed is given later than 90 days from the date of this proposal, the above fees will no longer be valid, and a new fee schedule may be required. Additionally, if inspections and plan review services fail to commence within one (1) year from the date of acceptance, a new fee schedule may be required. If you have any questions about this proposal, please do not hesitate to contact me.

Please feel free to contact me if you have any questions.

Thank you,

Linda Brown

Linda Brown
Business Development Manager
Linda_brown@ats-engineers.com
Office: 512-328-6995 x115
Cell: 512-809-1773

Authorization

Name (please print) Signature Date

Street City State Zip

Email Telephone Number

By signing above, I agree to be responsible for the fees outlined in this proposal. I am aware that additional charges may be assessed if payment is not received within 30 days from the invoice date. In addition to the scope of work described herein, our Agreement shall be subject to, and only to, the terms and conditions in the attached ATS Standard Contract Provisions, which are incorporated by reference.

Invoicing Contact

SAME AS ABOVE

Contact Name

Street City State Zip

Email

Telephone

ATS Standard Contract Provisions

(A) **Definitions:** "Consultant" shall refer to Arch Technical Services, LLC. (ATS Engineers, Inspectors & Surveyors). "Client" shall refer to the signatory and/or entity designated within the "Agreement". "Agreement" shall collectively refer to the executed proposal and ATS Standard Contract Provisions.

(B) **Client's Responsibilities.** In addition to responsibilities described herein or imposed by law, the Client shall:

- 1) Provide all information reasonably relevant to Consultant's scope of services. Consultant shall not be responsible for adhering to criteria or consider other conditions when information related to the scope of services is not properly conveyed to Consultant. Consultant shall not be required to independently verify accuracy of information provided by Client.
- 2) Review work product presented by the Consultant and render in writing decisions pertaining thereto within a reasonable time.
- 3) Provide written notice to the Consultant whenever the Client becomes aware of any development that affects the period of services, scope of services, or payment of the Consultant's services or any defect or noncompliance affecting the scope of services.
- 4) Provide safe access to the property as applicable to the Consultant's work.

(C) **Period of Services.** Consultant makes no guarantee or warranty as to the date of completion. Delivery dates when provided are estimates and may be subject to extensions due to circumstances that the Consultant does not control or are otherwise unforeseen. Consultant reserves the right to renegotiate the Agreement fee(s) when project delays not attributed to Consultant exceed 60 days. Unless otherwise stated herein, the Consultant will begin work after receipt of a properly executed copy of this Agreement and receipt of any required retainer amount. If the Client suspends the scope of services for more than 60 consecutive days for reasons other than the fault of the Consultant, the Consultant shall be compensated in full for services performed prior to suspension of the scope of services. When the scope of services is resumed, the Consultant shall be compensated in full for expenses incurred in the interruption and resumption of the Consultant's services. Causes for expenses incurred may include, but are not limited to, building code changes, material strength availability, innovations, and resources.

(D) **Additional Services.** Consultant's scope of services is defined solely by the Agreement. Additional services, if requested by Client and undertaken by Consultant, shall also be governed by this Agreement. Unless otherwise agreed to in writing, the Client shall pay the Consultant for any Additional Services an amount based upon the Consultant's hourly travel and consulting rates at follows:

Principal Engineer \$150/hr. - \$225/hr.

Manager \$125/hr. - \$175/hr.

Senior Engineer \$100/hr. - \$175/hr.

Engineer or Non-Licensed Graduate Professional \$75/hr. - \$100/hr.

Designer/CAD Operator \$50/hr. - \$75/hr.

Administrative \$30/hr. - \$70/hr.

Plan Review and Inspection Services – Please contact ATS office for project specific pricing.

(E) **Method of Payment.** The following provisions shall apply:

- 1) All retainers will be held by the Consultant for the duration of the project and applied against the final invoice. Consultant is not obligated to begin work until retainer is received. However, execution of the Agreement by Client may serve as basis to begin work, solely at the discretion of the Consultant.
- 2) When progress invoices are described in the scope of services. Payment of each invoice will be due within 30 calendar days of transmitting the invoice. Consultant may suspend future work for any unpaid balance.
- 3) Interest will be added to the balance on accounts not paid within calendar 30 days at the rate of 1.5% per month beginning on the 30th day. If the Client fails to make any payment due to the Consultant within 30

calendar days after the Consultant's transmittal of its invoice, the Consultant may, at its discretion, suspend services and withhold deliverables until all amounts due are paid in full. Consultant shall not be limited to pursue any other legal recourse, including filing liens, to secure its right to payment under this Agreement.

- 4) Client shall advise the Consultant in writing for any objection to an invoice within 15 calendar days of receipt of the invoice or the Client's objections will be waived, and the invoice shall be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remain due within 30 days of receipt.
- 5) Consultant may recover, in addition to all amounts due, reasonable attorneys' and expert's fees, collection expenses determined at Consultants billing rates described herein and other expenses related to the collections of unpaid invoices.
- 6) Client agrees that the payment to the Consultant is not subject to any contingency or condition. The Consultant may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of the Consultant to collect additional amounts from the Client.

(F) Construction Phase Services.

- 1) Client assumes the sole responsibility for interpretation of the documents and for construction observation unless Consultant has been engaged to provide construction phase services. Client waives all claims against the Consultant in any way connected to performance of the work unless Consultant has been engaged to provide construction phase services.
- 2) Consultant's performance of construction phase services does not warranty or guarantee work is performed in accordance with the contract documents, governing laws and/or the adopted codes. Services are intended to provide the Client a greater degree of reliability that the completed work generally conforms to the construction documents for those areas where the Consultant has been specifically engaged to provide construction oversight.
- 3) Consultant shall have no responsibility or authority to oversee the work, methods or safety of the contractor(s) or other assigns. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and for its means and methods; that the contractor shall indemnify the Client and the Consultant for all claims and liability arising out of job site accidents; and that the Client and the Consultant shall be made additional insured under the contractor's general liability insurance policy.

(G) Termination. Either party may terminate this Agreement for cause or convenience with written notification. Consultant shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by the Consultant as a result of such termination.

(H) Use and Ownership of Documents. Client agrees that all documents including electronic files prepared by Consultant under this Agreement are instruments of Consultant's service and shall remain the property of the Consultant. Client may use the documents only in connection with this Agreement if the Client has satisfied all of its obligations under this Agreement. The documents are not intended or represented to be suitable for use, partial use or reuse by the Client or others on extensions of this project or on any other project.

Client shall indemnify the Consultant for any claim associated with the reuse of documents without Consultant's consent. Electronic files not containing an electronic seal are provided only for the convenience of the Client, and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the documents prepared by the Consultant, the hardcopy shall govern.

(I) **Opinions of Construction Cost.** The Consultant cannot and does not guarantee that opinions offered of construction and materials costs will not differ from actual costs or bid proposals. Client acknowledges that the Consultant does not control the cost of materials, labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding, or market conditions. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

(J) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and the Consultant, the risks have been allocated such that the Client agrees, to the fullest extent of the law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of the Consultant and the Consultant's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs or damages whatsoever arising out of, resulting from or in any way related to the services under this Agreement from any cause or causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of the Consultant or the Consultant's officers, directors, employees, agents, and subconsultants, shall not exceed the greater of the total compensation received by the Consultant under this Agreement or \$25,000. \$1,000,000 limit of liability may be applied for an additional fee of 5% of the total project amount. It is intended by the parties to this Agreement that Consultant's Services in connection with the Project shall not subject the engineer of record and/or registered land surveyor of record for the Services which are the subject matter of this Agreement, or its current or past individual employees, officers or directors to any personal legal exposure for the risks associated with this Project. Under no circumstances shall the Consultant be liable for extra costs or other consequences due to changed conditions, or for costs related to the failure of contractors to perform work in accordance with the plans and specifications. This section is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this section require the Client to indemnify the Consultant.

(K) **Standard of Care.** Consultant's standard of care will be the degree of care ordinarily exercised by consultants performing similar services in the same time and in the same geographic area as the Consultant. No warranty, either expressed or implied, is made or intended by the Consultant's undertaking of services and it is understood that Consultant is not obligated to exercise judgment or skill greater than can reasonably be expected from other Consultants in like circumstances. It is agreed that the Consultant is not a fiduciary with respect to the Client.

(L) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.

(M) **Mediation.** All claims by the Client arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the Construction Industry Mediation Procedures of the American Arbitration Association as a condition precedent to litigation. Any mediation or civil action by Client must be commenced within one year of the accrual of the cause of action asserted but in no event later than allowed by applicable statutes.

(N) **No Third-Party Beneficiaries or Assignment.** All duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and the Consultant and are not transferable to any third party without written consent of the Consultant.

(O) **Venue and Miscellaneous Provisions.** This Agreement is to be governed by law of the State of Texas. Any dispute arising hereunder shall lie exclusively in Travis County, Texas. This Agreement represents the entire understanding between Client and Consultant and supersedes all prior negotiations, representation or agreements, written or oral. Invalidation of any portion of this Agreement shall not invalidate remainder of the Agreement. The Agreement can be supplemented or amended only by a written document executed by both parties.