

BROADDUS & ASSOCIATES

City of Rollingwood
Owner's Representative Services
City Hall Improvements
June 8, 2026

Table of Contents

Table of Contents.....	1
1. Introduction/Cover Letter.....	2
2. Firm Description.....	3
Organization Chart.....	4
3. Project Team & Qualifications	7
Broaddus & Associates Team.....	7
Staffing & Ability to Meet Schedule.....	15
Knowledge of Regulations	17
Subcontractors.....	17
4. Scope of Services.....	18
Four-Phase Project Approach	18
Project Methodology & Approach	19
5. References	22
6. Quality Control.....	34
Design Phase	34
Construction Phase	36
7. Additional Data	38
Value Added.....	38



June 8, 2026

Re: City of Rollingwood | Owner's Representative Services for City Hall Improvements

Dear Members of the Selection Committee,

Thank you for this opportunity to submit our interest and qualifications for this important engagement. We are a locally-based, privately-held, veteran-owned firm with 25 years of experience managing capital improvement programs for owners. This document details our understanding of the processes necessary to deliver complex, publicly funded projects on schedule, within budget, and in a manner that maximizes value.

With our proposed team's available resources, knowledge of the local construction landscape, established local relationships, and track record of successful delivery, we believe we're the ideal choice to serve the **City of Rollingwood**. The following unique aspects of our team differentiate our firm in the provision of the requested services:

- **A Proven Record of Success with Cities, Counties, & Municipalities in Texas.** Most of our \$25B in managed projects have been for public Texas entities. Texas-born and based, our team can be effective immediately due to our experience representing these institutional owners.
- **We are Local.** Our home office has been located less than 5 miles from your project site since our founding here 25 years ago. We understand **Rollingwood** is a special place within the Austin metro area, offering great city government, very responsive police protection, and Eanes ISD schools, where all six of my grandchildren attended.
- **Specific Project Experience.** Our public vertical projects in Texas have included **more than 60 total city halls, police & fire stations**, courthouses, jails, hospitals, libraries, parks, public works, and emergency operations centers. We have significant experience in stakeholder needs assessments and existing facility condition assessments in the planning and pre-design phases in order to clearly define the Owners requirements for the project before procuring the designer and builder Project Delivery Team partners.
- **A Dedicated Local Team.** Our submitted team members are who you will be working with directly on this project. Alex Gonzales and Andy Siefker have a proven history of working together on complex municipal capital projects, combining executive-level strategy with hands-on project leadership to deliver successful outcomes for public sector clients like the cities of Pflugerville and Austin, and the Texas Facilities Commission.
- **We are Committed to Transparency.** We bring timely open communication and financial stewardship needed for public programs. We understand accurate project reporting for stakeholders is vital for taxpayer-funded initiatives.

- **Proven 14-Step Approach.** At Broaddus & Associates, we believe the most important phase of a project happens before design begins. Our structured 14-step approach ensures that owners enter procurement with clarity, confidence, and a strategy aligned to their goals—not assumptions. Our approach is intentionally structured to guide owners through this critical pre-design phase, establishing clarity, alignment, and informed decision-making before engaging designers and contractors. This front-end discipline ensures that project goals, risks, and delivery strategies are fully understood and aligned with organizational priorities—not assumed or deferred.
- **We are the Right Size for Rollingwood.** As a privately held firm, we elevate critical decisions, maximize value, proactively identify issues, and quickly deploy resources to best serve you. We offer the resources and portfolio of a large firm, with the flexibility and advocacy of a local Texas firm.

Finally, our team understands the importance of this project to your community and stands ready to serve **Rollingwood** in a manner consistent with your goals and values. Our team has the experience, leadership, and commitment to streamline the process, be innovative in every phase, obtain and make decisions in real time, control the budget, and drive the schedule while maintaining a passion for your mission. You can count on us to be your advocate and dramatically improve the building process. We appreciate this opportunity and are ready to successfully guide the **City of Rollingwood** through their City Hall improvements project and maximize every project dollar to achieve your goals.

Sincerely,

Broaddus & Associates



Dr. James Broaddus, P.E.
Founder

2. Firm Description

Broaddus & Associates appreciates the opportunity to partner with the **City of Rollingwood** as its Owner’s Representative for the City Hall Improvements project. We understand the City’s priority to make a prudent, data-driven decision regarding renovation versus replacement of the existing facility at 403 Nixon Drive while ensuring alignment with budget, operational needs, and long-term community value.

Our approach is grounded in providing objective, third-party guidance to municipal clients that are navigating complex decisions with finite funding. For **Rollingwood**, we will lead a structured needs assessment process to validate functionality needs, space test-fit options, and provide the City Council with clear, defensible recommendations prior to advancing design procurement and construction implementation.

Broaddus & Associates is one of the leading providers of facilities program management, consulting, and planning services in the United States. **Since 2000, our firm has managed more than \$25B in capital projects.** Operating from 7 regional Texas offices, our team includes architects, engineers, and construction professionals with an average of 25 years of experience per professional.

Broaddus & Associates is strongly positioned to provide Owner’s Representative Services to the **City of Rollingwood** and lead this important project to successful completion.

Our firm has completed projects for more than 50 Texas municipalities throughout Texas. This experience informs our practical understanding of your priorities, including protecting public funds, supporting staff with clear decision support, and delivering projects that withstand public and Council scrutiny.

Broaddus & Associates is committed to serving the **City of Rollingwood** as a trusted extension of city staff—providing objective advice, disciplined management, and accountable results across all assignments under this RFQ.

Required Firm Details
Firm Name Broaddus & Associates
Number of Years Providing Services 26 Years
Primary Point of Contact Alex Gonzales, P.E., LEED AP Vice President Ph: 512.329.8822 AGonzales@BroaddusUSA.com
Office Managing Project 1301 S. Capital of Texas Hwy., Suite A-302 Austin, TX 78746 Ph: 512.329.8822

Program & Project Management Services

- Project Delivery Method Recommendations
- Commissioning & Start-up
- Constructability Review
- Construction Management & Inspection
- Contract Negotiation
- Cost Estimating & Project Budgeting
- Cost Database & Pricing Indices Consulting
- Design Phase Management
- Design Reviews & Milestones
- Facility Programming & Analysis
- FF&E/Turnover/Move Management
- Post-Project Audits
- Pre-Construction Services
- Pre-Project Planning
- Project Definition Rating Index Reviews
- Designer & Contractor Procurement Reviews
- Quality Assurance/Quality Control
- Total Project Scheduling
- CPM Scheduling Support Services

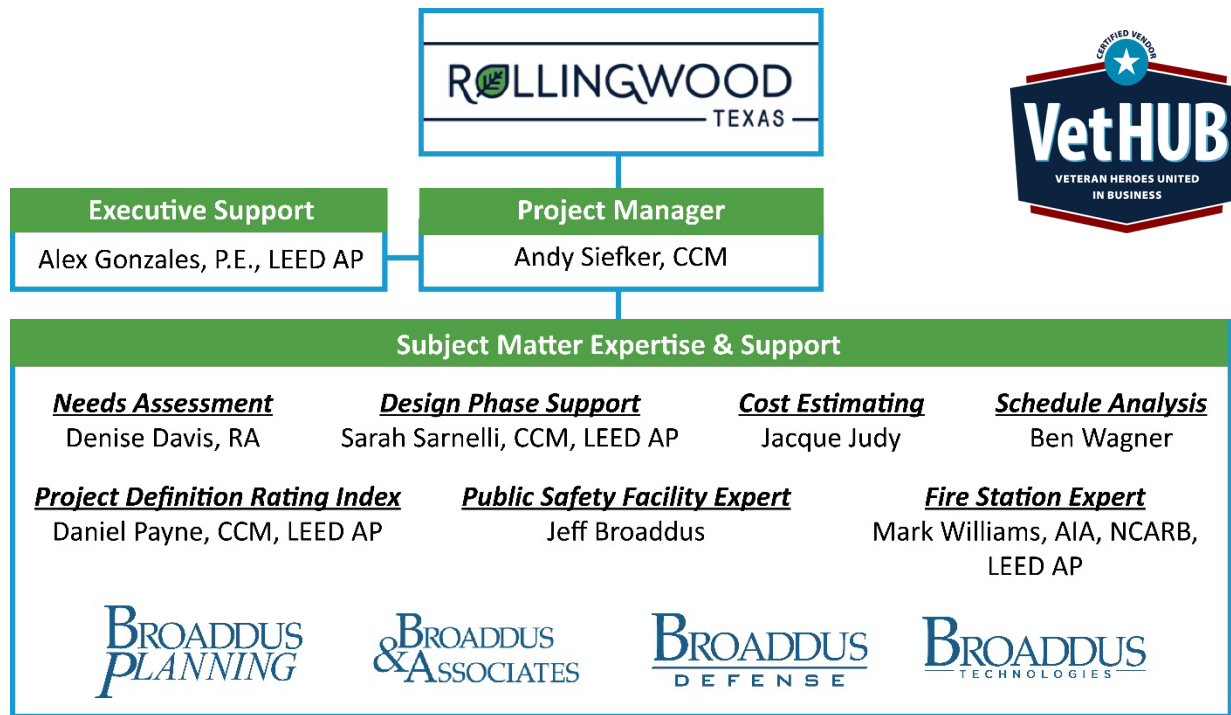
Organization Chart

Broaddus & Associates was founded in 2000 in Austin, TX, and now has more than 150 professionals working in 7 regional Texas offices. Broaddus & Associates is one of the nation's leading Program Management firms, having managed more than \$25B in successfully delivered projects. We are a certified Service-Disabled, Veteran-Owned Small Business and verified VetHUB business in Texas.

Broaddus & Associates is committed to serving the **City of Rollingwood** and achieving the schedule objectives of the RFQ within the timeline established. The proposed team members shown below in **Exhibit 1** are immediately available to begin work upon notice to proceed. **Section 3** below presents a summary of our proposed staff's relevant qualifications and experience as well as their respective level of effort for each phase of the project.



Exhibit 1. Broaddus & Associates Organization Chart



\$25B+
 Total Projects
 Managed

50+
 Texas Local Government
 Owners Served

\$6B+
 Central Texas
 Projects Managed

Understanding of Project Services & Coordination

Broaddus & Associates understands that the **City of Rollingwood** requires a specialized Owner's Representative who can provide executive-level leadership and coordination, disciplined communication, and defensible recommendations for your City Hall project. Our first step is to help the city make informed decisions by providing them with high-value decision-related information through an effective needs assessment. Subsequently, once the project is defined and ready for procurement of the Project Delivery Team, Broaddus & Associates will ensure that the procurement documentation and processes are clear, comprehensive, and efficiently executed.

Once the Project Delivery Team is selected and onboarded, Broaddus & Associates will ensure information flows efficiently between all parties, while maintaining clear lines of responsibility and authority.

Effective and value-added coordination is achieved through structured communication protocols, regular progress reporting, documented action items, and early issue escalation. We focus on aligning scope, budget, and schedule at each phase so city staff and leadership have confidence that projects remain consistent with approved objectives. As explained in **Section 4** below, our approach to the pre-requisite needs assessment, followed by a structured "best-value decision matrix" evaluating renovation, expansion, and new construction scenarios.

Central Texas Experience

The Broaddus & Associates Team will manage this important **City of Rollingwood** project from our Austin office just a few miles from your project site. We will utilize experience from a significant portfolio of managed projects for area public entities, including Eanes ISD, Travis County, Bastrop County, Williamson County, Comal County, Hays County, University of Texas, Employees Retirement System of Texas, and the Cities of Austin, San Marcos, Buda, Georgetown, and Lakeway.



Relevant Project Experience

The best way to briefly convey our specialized experience is through our portfolio of completed work. Broaddus & Associates has extensive experience providing Owner's Representative Services on city halls, police and fire stations, and other public safety facilities. We understand the specialized requirements associated with these facilities and will work closely with the city to ensure delivery of a first-class facility for the **City of Rollingwood**. A select list of these projects includes the following:



- **Alamo Colleges | First Responders Academy**
- Aransas County | Courthouse
- **Bastrop County | Fire Station #4**
- Bastrop County | Law Enforcement Annex Needs Assessment
- Bastrop County | Tax Assessor's Office
- Brazos County | Medical Examiner's Office
- Brazos County | Office Building Program
- Caldwell County | Judicial Center Needs Assessment
- **City of Austin | City Hall**
- **City of Benbrook | Municipal Complex**
- **City of Buda | City Hall & Safety Center**
- City of Buda | Public Library
- **City of Clearwater | City Hall**
- City of El Paso | La Nube Children's Museum
- **City of El Paso | Police Command Center**
- **City of Georgetown | Fire Station #2**
- **City of Gulfport | Public Safety Center**
- **City of Gulfport | Fire Stations 7, 10, 11, 12**
- **City of Highland Village | City Hall**
- **City of Lakeway | City Hall Expansion**
- **City of Long Beach | Fire Stations 1, 2, 3**
- **City of Pass Christian | Fire Station 1 & 2**
- **City of Pass Christian | Police Station & Emergency Operations Center**
- **City of Port Aransas | Fire & EMS Station**
- **City of Port Aransas | Police Station**
- City of Port Aransas | Public Works Building
- **City of Rockport | City Hall**
- Comal County | Jail Expansion
- Collin County | Medical Examiner's Office
- Collin County | Medical Office Building & Parking Garage
- Dallas County | Government Center
- Dallas County | Historic Records Building
- **Haltom City | Law Enforcement Center, City Hall, & Fire Station**
- Hays County | Government Center
- Medina County | Courthouse Annex
- Montgomery County | Jail Assessment
- Refugio County | Historic Courthouse Restoration
- Rockwall County | Jail Expansion
- Rockwall County | Courthouse Annex
- Starr County | Sub-Courthouse
- Tarrant County | Medical Examiner's Office
- Tarrant County | Lon Evans Corrections Center
- Tarrant County | Vandergriff Civil Courts Building
- Tarrant County | ARPA Bond Program
- **Travis County Emergency Services District No. 3 | Barton Creek Fire Station**
- **Travis County Emergency Services District No. 3 | Circle Drive Fire Station**
- **Williamson County | Criminal Justice Complex**
- Williamson County | Historic Courthouse
- **Wilson County | Emergency Operations Center**

**City Hall/First Responder Facility*

3. Project Team & Qualifications

Broaddus & Associates Team

Broaddus & Associates has assembled a concise, senior-led team tailored to the scale and complexity of the **City of Rollingwood City Hall Improvements** project. The team is structured to provide executive-level decision support while maintaining hands-on project management throughout planning, procurement, design, and construction. A summary of roles and responsibilities, specific qualifications and experience as well as the expected level of effort and specific task descriptions is provided in **Exhibit 2** on the following page.

Certified Construction Managers

Broaddus & Associates has eight Certified Construction Managers within our firm, **including three from our Austin office proposed for this engagement, Andy Siefker, CCM; Sarah Sarnelli, CCM, LEED AP; and Daniel Payne, CCM, LEED AP BD+C.**

Municipal Facilities Experience

As cited in previous sections, Broaddus & Associates has extensive municipal and local governmental entity facilities experience (See Relevant Project Experience list in **Section 5**). In addition, the specific project portfolio of our proposed team for the **City of Rollingwood's** City Hall Improvements project is further detailed in our **Exhibit 2**. Key personnel experience as well as resumes for the professionals who will be working with you directly on this project are included later in this section.

This response also notes our experience serving local government that extends beyond the scope of work associated with traditional owner's representative services. If needed, the city can utilize our capabilities in facilities assessment, master planning, programming, facilities security consulting, scheduling, and cost estimating to ensure this project receives the specific resources it needs to be successful from inception.

Primary Point of Contact

Alex Gonzales, P.E., LEED AP
Vice President
Ph: 512.329.8822
AGonzales@BroaddusUSA.com
1301 S. Capital of Texas Hwy.,
Suite A-302, Austin, TX 78746

Resumes

Resumes for proposed key personnel begin following **Exhibit 2**.

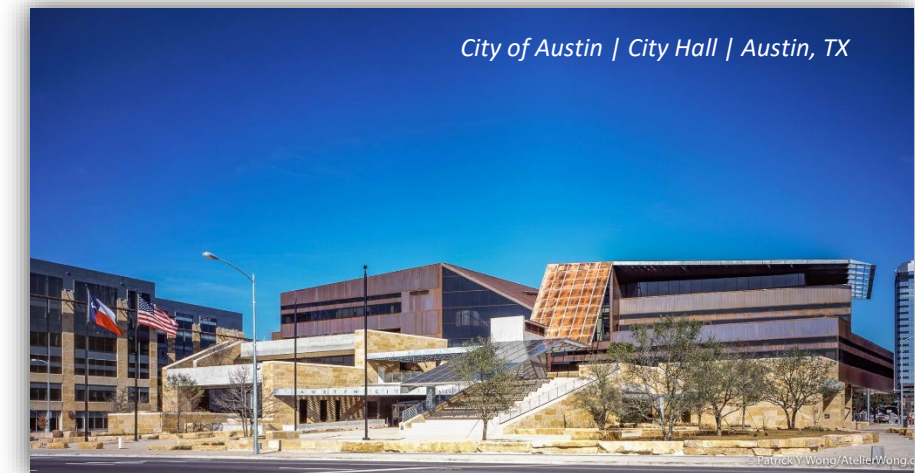


Exhibit 2. Key Personnel Experience

Broaddus & Associates Key Personnel				
Name	Role	Level of Effort	Qualifications & Experience	Relevant Project Experience & Specific Tasks
Alex Gonzales, P.E., LEED AP	Executive Support	5-10%	Senior executive providing strategic oversight, quality assurance, and client engagement. Extensive experience in public-sector capital programs, delivery method selection, and risk management.	<ul style="list-style-type: none"> Similar Projects: Municipal facilities, public safety facilities, CIP advisory support. Tasks: Executive oversight, delivery method strategy validation (CMAR/D-B), risk mitigation guidance, stakeholder alignment, quality reviews of deliverables, escalation support.
Andy Siefker, CCM	Project Manager	50-75%	Day-to-day project leadership with strong background in program management, stakeholder coordination, and budget/schedule control.	<ul style="list-style-type: none"> Similar Projects: Municipal and institutional projects, facility programming, capital planning support. Tasks: Project management, schedule/budget tracking, coordination with city staff, managing SMEs, reporting, meeting facilitation, deliverable integration.
Denise Davis, RA	Needs Assessments	15-20%	Experienced architect specializing in facility assessments, programming, and space needs analysis.	<ul style="list-style-type: none"> Similar Projects: Facility condition assessments, municipal facilities, space programming. Tasks: Conduct needs assessment, stakeholder interviews, space planning, facility condition analysis, documentation of deficiencies, development of program requirements.
Sarah Sarnelli, CCM, LEED AP	Design Phase Support	10-15%	Expertise in design-phase coordination, constructability review, sustainability integration, and design management.	<ul style="list-style-type: none"> Similar Projects: Design management for public sector projects including municipal and higher education. Tasks: Design reviews, coordination with A/E teams, constructability input, sustainability considerations, alignment with owner standards.
Jacque Judy	Cost Estimating	10-15%	Specialist in cost estimating, budget validation, and lifecycle cost analysis for public projects.	<ul style="list-style-type: none"> Similar Projects: Municipal cost modeling, feasibility studies, bond program budgets. Tasks: Cost estimating, benchmarking, validation of budgets, escalation projections, cost options analysis.
Ben Wagner	Schedule Analysis	5-10%	Scheduling expert focused on timeline development, risk analysis, and critical path management.	<ul style="list-style-type: none"> Similar Projects: Public capital projects scheduling, multi-phase program planning. Tasks: Schedule development, phasing plans, critical path analysis, schedule risk identification, milestone tracking.
Daniel Payne, CCM, LEED AP BD+C	PDRI	3-5%	Specialist in front-end planning, Project Definition Rating Index (PDRI), and scope validation.	<ul style="list-style-type: none"> Similar Projects: Front-end planning for municipal and institutional projects. Tasks: Facilitate PDRI workshops, scope definition, risk identification, alignment of project goals, documentation of planning completeness.
Mark Williams AIA, NCARB, LEED AP	Fire Station Expert	10-15%	Expert in the planning, design, construction, equipping, commissioning, and activating of fire stations.	<ul style="list-style-type: none"> Similar Projects: 30 Fire Stations, municipal administration, governance, and judicial buildings. Tasks: Develop plans, define the scope, build budget options, set design criteria, evaluate design & construction firms for selection, review plans & specifications for completeness, serve as resource to PM during construction, serve as a resource to Fire Department to ensure equipment is installed, activated, and turned over.
Jeff Broaddus	Public Safety Facility Expert	5-10%	Nationally recognized expert in public safety facilities planning and benchmarking.	<ul style="list-style-type: none"> Similar Projects: Law enforcement centers, public safety campuses. Tasks: Provide subject-matter expertise, work with city law enforcement officers, validate program requirements, benchmarking, operational planning input, strategic recommendations.

“
 Broaddus works directly at multiple levels to professionally represent the County with a focus on best values both for construction and operationally.
 This team has saved the county several million dollars to date, far more than their fee. Overall, their project team provides a unique level of experience partnering with our owner's project team. I have been extremely satisfied with their knowledge and impressed in how they have led our project to date. I strongly suggest you partner with this team for your construction needs.
 ”

Commissioner Dennis Bailey
Rockwall County





Mr. Alex Gonzales, P.E., LEED AP, has more than 35 years of experience in key roles leading and developing teams performing planning, design and construction procurement and management in the public and private sectors.

ALEX GONZALES, P.E., LEED AP

Executive Support

Years of Experience

Total: 35

With Broaddus & Associates: 3

Education

Bachelor of Science,
Architectural Engineering,
University of Texas

Registrations/Certifications

Registered Professional
Engineer: Texas No.:106011

LEED Accredited Professional (US
Green Business Cert. Institute)

Institute for Leadership in
Capital Projects (Member)

Texas Association of Healthcare
Facility Managers (Member)

Relevant Project Experience

- **City of Austin | City Hall | Austin, TX**
- City of Austin | Austin Central Library | Austin, TX
- City of Austin | Value-Engineering IDIQ | Austin, TX
- City of Austin | Austin Bergstrom International Airport | Master Plan Level 1 | Austin, TX
- City of Austin | Austin Bergstrom International Airport | East Runway System Perimeter Road | Austin, TX
- City of Austin/Travis County/TxDOT/Capital Metro | Combined Transportation, Emergency, & Communication Center | Austin, TX
- City of Pflugerville | Public Library Renovation & Expansion | \$6M | Pflugerville, TX
- **City of Pflugerville | Facility Condition Assessment of City Hall Complex | Pflugerville, TX**
- Brazos County | Medical Examiner's Office | Bryan, TX
- Hays County | Capital Improvement Program | San Marcos, TX
- Texas Department of Public Safety | Law Enforcement Academy & Training Center | Florence, TX
- Texas Facilities Commission/Texas State Library & Archives Commission | Archival & Records Storage Complex | Pflugerville, TX
- Texas Facilities Commission | CCP1-Project Management Oversight | \$665K | Austin, TX
- Texas Facilities Commission | CPP1-New Central Utility Plant | \$765K | Austin, TX
- Texas Facilities Commission | CPP1-GHWP State Office Building | \$864K | Austin, TX
- Texas Facilities Commission | CPP1-Barbara Jordan State Office Building | \$721K | Austin, TX
- Texas Facilities Commission | CPP1-Mall & Parking Garage | 643,000 SF | Austin, TX
- Texas Facilities Commission | 2026 Master Facilities Plan Report – Facility Condition Assessments | Austin, TX
- Employees Retirement System of Texas | 1836 San Jacinto Headquarters Tower | Austin, TX
- Employees Retirement System of Texas | Downtown Office Building Renovation | Austin, TX
- Mexic-Arte Museum Facility Condition Assessment & Conceptual Budget | Austin, TX
- Southwestern University | Mabee Hall Renovation | Georgetown, TX
- University of Texas at Austin | School of Business | Austin, TX
- University of Texas at Austin | Thomas Energy Engineering Building | Austin, TX
- University of Texas at Austin | Engineering Education & Research Center | Austin, TX
- University of Texas at Austin | Micro-Electronics Research Laboratory | \$47M | Austin, TX



Mr. Andy Siefker, CCM, is a seasoned Project Manager with more than 22 years of experience in the construction and engineering industry, including project management, accounting, technical

oversight, construction inspection, transportation, infrastructure, and commissioning.

He is recognized by the Construction Management Association of America as a Certified Construction Manager (CCM) in schedule maintenance, design management, submittal processing, contractor pay application review and process, change order review, cost control, document control, constructability review, claims data review and preparation, cost estimating, and project closeout.

Relevant Project Experience

- **City of Pflugerville | Public Library Renovation & Expansion | \$6M | Pflugerville, TX**
- **City of Pflugerville | Library HVAC Modification | Pflugerville, TX**
- **City of Pflugerville – Facility Condition Assessment of City Hall Complex | Pflugerville TX**
- **City of Cedar Park | BMC Roadway Extension | \$1M | Cedar Park, TX**
- **City of Cedar Park | New Library | \$88K | 47,000 SF | Cedar Park, TX**
- **City of Hutto | Hutto South Wastewater Treatment Plan | \$15M | Hutto, TX**
- **City of Austin | East Runway System Perimeter Road | Austin-Bergstrom International Airport | \$2.5M | Austin, TX**
- Texas Facilities Commission | Texas State Library & Archives Commission | Austin, TX
- Texas Department of Public Safety | Law Enforcement Academy & Training Center | Florence, TX
- Hays County | Capital Improvement Program | San Marcos, TX
- Texas Facilities Commission | CCP1-Project Management Oversight | \$665K | Austin, TX
- Texas Facilities Commission | CPP1-New Central Utility Plant | \$765K | Austin, TX
- Texas Facilities Commission | CPP1-GHWP State Office Building | \$864K | Austin, TX
- Texas Facilities Commission | CPP1-Barbara Jordan State Office Building | \$721K | Austin, TX
- Texas Facilities Commission | CPP1-Mall & Parking Garage | 643,000 SF | Austin, TX
- University of Texas at Austin | Micro-Electronics Research Laboratory | \$47M | Austin, TX
- Southwestern University | Mabee Hall Renovation | Georgetown, TX
- University of Texas | “Austin” by Ellsworth Kelly | Blanton Museum of Art | Austin, TX
- Mexic-Arte Museum | Facility Condition Assessment & Conceptual Budget | Austin, TX

ANDY SIEFKER, CCM **Project Manager**

Years of Experience

Total: 22

With Broaddus & Associates: 2

Education

Bachelor of Science,
Construction Engineering, The
University of Akron

Registrations/Certifications

Construction Management
Association of America: Certified
Construction Manager (CCM)



SARAH SARNELLI, CCM, LEED AP

Design Phase Support

Ms. Sarah Sarnelli has more than 25 years of architecture experience working on architecture and construction on ground-up projects ranging from schools and churches to industrial and healthcare facilities. She has a vast knowledge of what it takes to design, implement, and finish a building whether the budget is \$4M or \$500M. She has designed or built each project by coordinating with the design team, contractors, and owner to get the project done right the first time.

Relevant Project Experience

- Employees Retirement System of Texas | 1836 San Jacinto Office Tower | \$65M | Austin, TX
- Employees Retirement System of Texas | Tenant Improvements | \$3M | Austin, TX
- Central Health | Pflugerville Health Center | \$4M | Pflugerville, TX
- Texas County & District Retirement System | Project Greenbelt – Office Building Renovations | \$10M | Austin, TX

Years of Experience

Total: 25

With Broaddus & Associates: 5

Education

Master of Architecture,
University of Houston

Bachelor of Arts, Bryn Mawr
College

Registrations/Certifications

LEED Accredited Professional
(LEED AP)

Construction Management
Association of America: Certified
Construction Manager (CCM)



DENISE DAVIS, RA

Needs Assessment

Ms. Denise Davis is a Registered Architect with more than 36 years of experience specializing in master planning, facility planning, and programming. Her previous work experience includes programming for a wide variety of project types including local government facilities. Her techniques utilize web-based data gathering tools and engaging in face-to-face conversations to gather feedback and user input.

Relevant Project Experience

- Texas Facilities Commission | Texas State Library & Archives Commission **Needs Assessment** | Austin, TX
- Texas Facilities Commission | 2026 Master Facilities Plan Report – Facility Condition Assessments | Austin, TX
- Brazos County | Courthouse Annex Building | Bryan, TX

Years of Experience

Total: 36

With Broaddus & Associates: 10

Education

Bachelor of Fine Arts,
Architecture, University of New
Mexico

Master of Architecture,
University of New Mexico

Registrations/Certifications

Registered Architect, State of
Texas, 2011, #22532



Mr. Jacques Judy serves as Chief Estimator for Broaddus & Associates. He provides estimates for projects in a variety of stages, establishes budgets with owners/clients, develops project scopes, and coordinates team efforts with owner/client guidelines. He has the unique ability to provide

conceptual estimates during planning and early design with great accuracy and reliability.

He leads our approach to the technical services process to accurately establish and maintain project budgets, develop project design within budget restraints, and supervises the timely completion of all pre-construction activities. During final bid preparation, he works closely with the project team to maximize participation by local, qualified trade contractors and facilitates an orderly transfer to field operations. He will continue to stay involved with the project as necessary throughout the course of construction.

Relevant Project Experience

- **Travis County ESD No. 3 | Barton Creek & Circle Drive Fire Stations | \$4.7M | Austin, TX**
- **Haltom City | City Hall | \$25M | Haltom City, TX**
- **City of Buda | City Hall | 69,000 SF | \$32M | Buda, TX**
- **City of Austin | City Hall Project Delivery Consulting | \$56.7M | Austin, TX**
- **Haltom City | Fire Station #3 | \$5M | Haltom City, TX**
- **Bastrop County | Emergency Services District No. 2 Fire Station #4 | \$4.2M | Bastrop, TX**
- Hays County | Capital Improvement Program | San Marcos, TX
- Texas Facilities Commission | Texas State Library & Archives Commission | Austin, TX
- Texas Department of Public Safety | Law Enforcement Academy & Training Center | Florence, TX
- Bastrop County | Tax Collections Building | \$3.7M | Bastrop, TX
- City of El Paso | Upper Eastside Regional Command Center | \$39M | El Paso, TX
- Haltom City | Law Enforcement Center | \$29M | Haltom City, TX
- City of Fort Worth | Convention Center Expansion | \$701M | Fort Worth, TX
- Comal County | New Jail & Sheriff's Office Renovation | \$76M | New Braunfels, TX
- Hays County | Government Center | 232,000 SF | \$74M | San Marcos, TX
- Starr County | Courthouse Annex Building | 20,000 SF | \$2M | Rio Grande City, TX
- Williamson County | Criminal Justice Center | \$50.8M | Georgetown, TX
- Williamson County | Historic Courthouse Restoration | \$10.3M | Georgetown, TX
- Tarrant County | Lon Evans Correction Center | 183,052 SF | \$112M | Fort Worth, TX
- Rockwall County | Jail Expansion – Owner Representative Project Manager | \$52M | Rockwall, TX

JACQUE JUDY

Cost Estimating

Years of Experience

Total: 28

With Broaddus & Associates: 17

Education

Bachelor of Science,
Construction Engineering,
Arizona State University



Mr. Jeff Broaddus has more than two decades of operational, instructional, and consulting experience in the field of physical security and public safety. As President of Broaddus Defense, he leads a team focused on threat assessments, critical incident preparedness, and facility security

planning. Mr. Broaddus is also a licensed Texas Master Peace Officer and EMT, and he remains actively involved in instructing law enforcement personnel in critical incident response, tactical operations, and firearms employment.

Broaddus Defense, under Mr. Broaddus' leadership, is a proud partner of the Advanced Law Enforcement Rapid Response Training (ALERTT) program based at Texas State University. The company delivers the full suite of ALERTT-certified courses and develops custom training to meet the evolving needs of agencies and organizations around the world.

Mr. Broaddus has consulted on a wide range of public safety and law enforcement infrastructure projects, including law enforcement training facilities, detention and court facilities, and emergency operations centers. Notably, he played a key advisory role in the development of the Texas Department of Public Safety Training Academy in Florence, TX—just outside of Round Rock. His combined experience as a U.S. Secret Service Special Agent, U.S. Marine Corps Infantry Officer, and seasoned security consultant allows him to offer unique and practical insights into the design, use, and protection of high-security public safety assets.

Mr. Broaddus has conducted and overseen security assessments, anti-terrorism planning, and site security evaluations for a wide array of clients, including state and federal agencies. His background includes command-level leadership, tactical operations planning, advanced marksmanship training, critical incident response, and emergency medical services. His holistic understanding of law enforcement facility use—from conceptual design to operational application—uniquely positions him to support this project with actionable, realistic, and high-impact security recommendations.

Mr. Broaddus is an Infantry combat veteran, currently serving in the United States Marine Corps Reserve at the rank of Lieutenant Colonel.

Relevant Project Experience

- **Texas Facilities Commission | DPS Public Safety Training Center | Florence, TX**
- **Staccato | Pistol & Ammunition Manufacturing Facility | \$24M | Florence, TX**

JEFF BROADDUS

Public Safety Facility Expert

Years of Experience

Total: 27

With Broaddus & Associates: 15

Education

Bachelor of the Arts,
International Studies & History,
Texas A&M University

Officer Candidates School,
Quantico, VA

The Basic School, Quantico, VA

Infantry Officers Course,
Quantico, VA

Expeditionary Warfare School,
Marine Corps University, San
Diego, CA

Command & Staff College,
Marine Corps University, Fort
Worth, TX

City of Residence

Austin, TX

Personal Reference

James "Eddie" King
Deputy Administrator
Construction

Ph: 512.424.2219

James.King@dps.texas.gov



MARK WILLIAMS, AIA, NCARB, LEED AP

Fire Station Expert

Mr. Mark Williams, AIA, NCARB, LEED AP, has more than 40 years of architectural design and project management experience. His projects for public clients vary in size and complexity, and

include first responder buildings, municipal complexes, hospitality, courthouses, community centers, and city halls.

Mr. Williams has managed a significant number of capital improvement programs for local government, including more than 35 public safety facilities in Texas, Louisiana, and Mississippi.

He recently provided program management services on the Downtown Anchor Project, which includes the Rockport City Hall, Aransas County Courthouse, community pavilion, and public commons. Constructed with support from federal funding, this is the only program in Texas to execute concurrent design and construction projects for city and county facilities on a common site.

Relevant Project Experience

- **City of Rockport | City Hall | \$23M | Rockport, TX**
- Aransas County | Courthouse & Downtown Anchor Annex | \$28M | Rockport, TX
- Refugio County | Historic County Courthouse Renovation & Expansion | \$26M | Refugio, TX
- City of Biloxi | **New Fire Station No. 2** | Biloxi, MS
- City of Biloxi | **Fire Station No. 4, 5, & 6** | FEMA, Mitigation Design, Post Katrina | Biloxi, MS
- City of Biloxi | **Fire Station No. 5 Renovation & Addition** | Biloxi, MS
- City of Biloxi | **New Fire Station No. 7** | Biloxi, MS
- City of Biloxi | **Fire Station No. 7 Training Tower** | Biloxi, MS
- City of Biloxi | **New Fire Station No. 9** | Biloxi, MS
- City of Biloxi | **New Fire Station No. 10** | Biloxi, MS
- City of Gulfport | **Fire Station No. 1, 2, 3, 4, 5, 6, 10, 11, & 12 Renovations** | Gulfport, MS
- City of Gulfport | **New Fire Station No. 7** | Gulfport, MS
- City of Gulfport | **Fire Station No. 8 & 9 Storm Analysis** | Gulfport, MS
- City of D'Iberville | **New Central Fire Station No. 1** | D'Iberville, MS
- City of Byram | **New Central Fire Station No. 1** | Byram, MS
- City of Jefferson | **New Fire Station No. 12** | Jefferson, LA
- City of Gonzalez | **Fire Station No. 12 Schematic Design** | Gonzalez, LA

Years of Experience

Total: 40

With Broaddus & Associates: 5

Education

Associates of Arts, Hinds Junior College

Bachelor of Architecture, Mississippi State University

European Study Tour: England, France, Switzerland, Italy & Germany

Registrations/Certifications

Registered Architect: MS, No. 2390

Registered Architect: U.S. Virgin Islands, No. 680A

Registered Architect: NY, No. 036516

LEED Certified, Leadership in Energy & Environmental Design

National Council Architectural Registration Board: No. 46,708

Affiliations

U.S. Green Building Council

American Institute of Architects
President 2002, Gulf Coast Chapter

Vice President 2001, Gulf Coast Chapter

Architectural Foundation of Mississippi

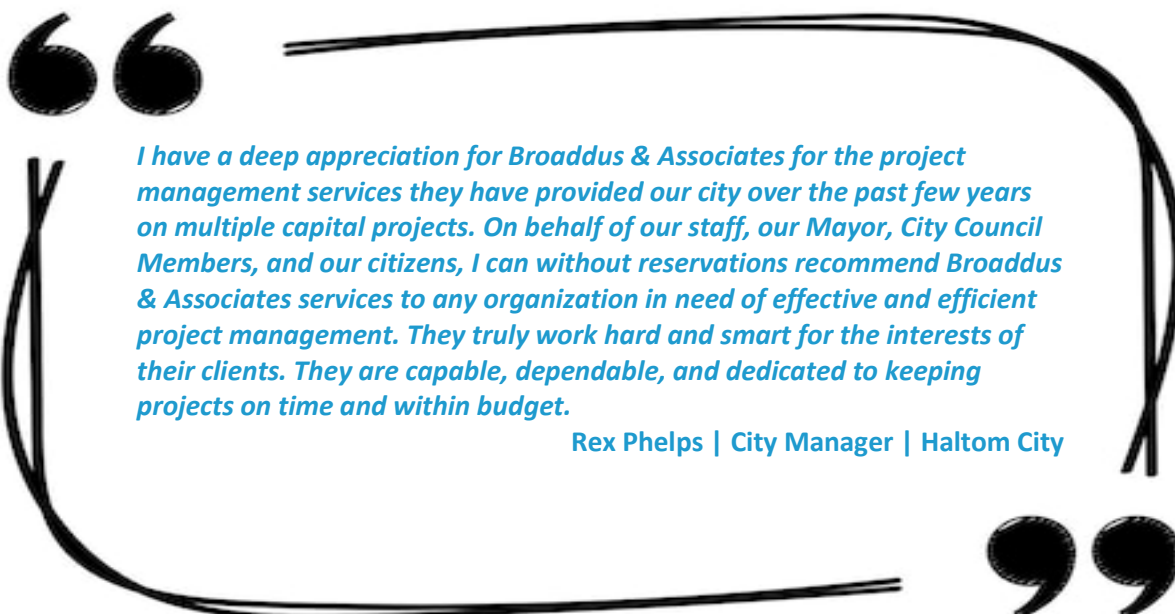
Staffing & Ability to Meet Schedule

As previously noted, the proposed Broaddus & Associates Team members are immediately available to begin work upon notice to proceed. In addition, Broaddus & Associates is structured to meet the demands of dedicated and accelerated schedules common to municipal projects.

We routinely support projects requiring initial stakeholder need assessments that result in facilitated best value determinations for many project objectives including but not limited to cost and schedule risk mitigation, optimized packaging strategies for fast-track delivery (i.e. concurrent design and construction phases), effective scope creep/scope gap mitigation and/or working around active facilities. Our approach emphasizes conceptual master schedule development, identification of critical path activity risks, and continuous schedule management so the **City of Rollingwood** has clear visibility into milestone performance and potential impacts before issues affect delivery.

Executive leadership and senior technical resources remain actively engaged throughout project execution, ensuring that accelerated timelines are supported by experience, authority, and decision-making capacity, not just staffing volume.

In addition, our schedule management and oversight efforts include proactive analysis of the contractor's baseline construction schedule as well as monthly updates using our in-house scheduling resources that dedicate 100% of their time to reviewing contractor provided (usually P6 Primavera) schedules. Every month we analyze each monthly update comparing earned value to projected progress. Our analysis includes logic, proper use of float, and activity durations, as well as conducting monthly reviews with the contractor to ensure publicized schedules are complete, accurate, and can be relied on to make decisions that depend on project schedules. Armed with this detailed analysis, our project managers can easily address appropriateness of delay claims, identify concurrent delays, critical path, and forecasted completion. This schedule management capability is a differentiator for our team.



I have a deep appreciation for Broaddus & Associates for the project management services they have provided our city over the past few years on multiple capital projects. On behalf of our staff, our Mayor, City Council Members, and our citizens, I can without reservations recommend Broaddus & Associates services to any organization in need of effective and efficient project management. They truly work hard and smart for the interests of their clients. They are capable, dependable, and dedicated to keeping projects on time and within budget.

Rex Phelps | City Manager | Haltom City

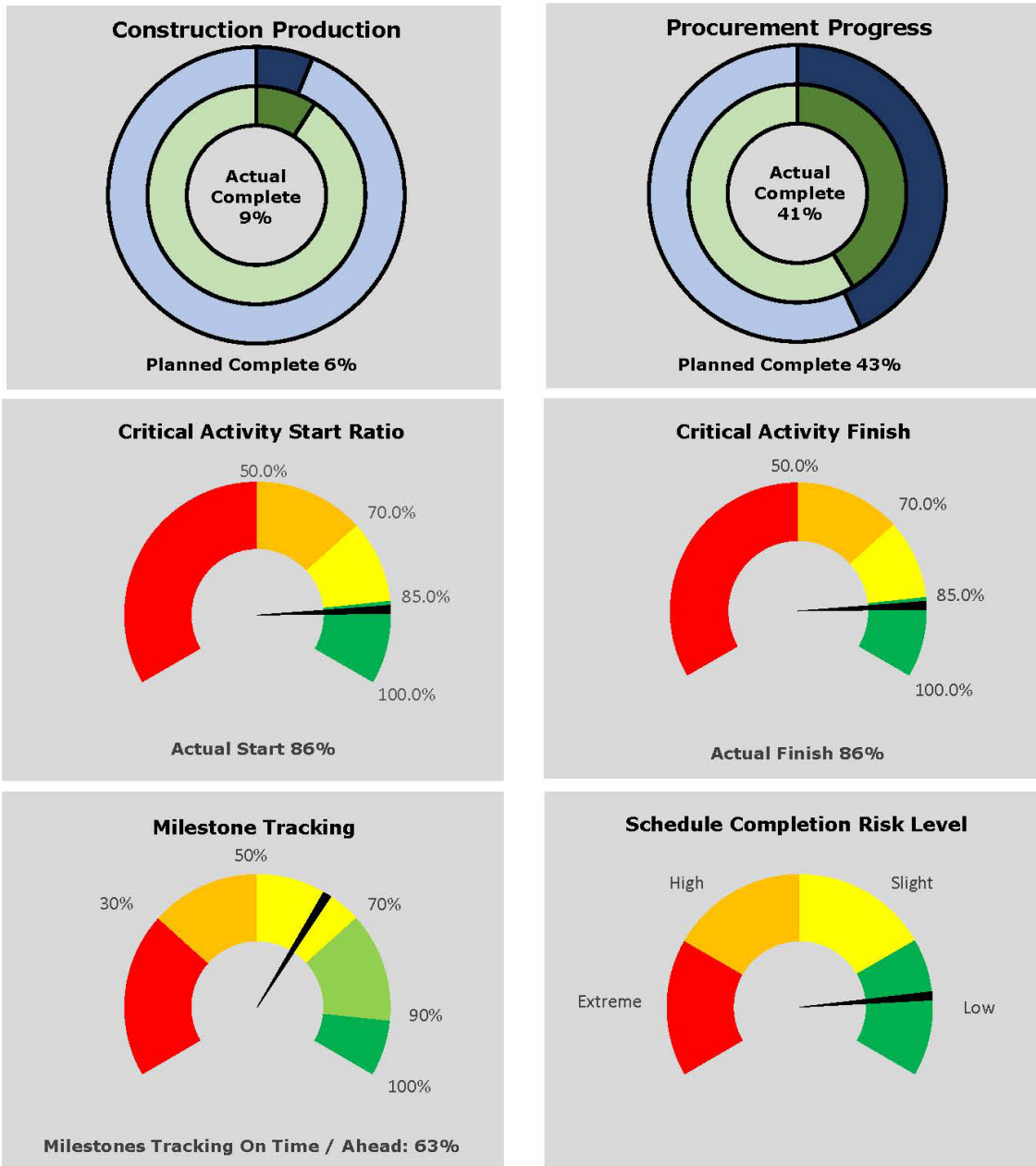
Exhibit 3. Schedule Management Example

Sample Construction Project Schedule Analysis Report

Schedule Information

Data Date: 28-Sep-23	Contract Time Expired: 24%
Contract Dates	Contract Days Remaining: 406
NTP (Construction) 24-May-23	Time (Days) Since Last Update: 28
Substantial Completion: 7-Nov-24	Scheduled Completion: 30-Sep-24

Dashboard - Key Performance Indicators



Knowledge of Regulations

Broaddus & Associates brings extensive experience navigating the full spectrum of **local, state, and federal regulatory frameworks** governing municipal facility projects in Central Texas. Our team's approach is grounded in ensuring that **regulatory compliance is proactively integrated into planning, design, procurement, and construction**, rather than addressed reactively.



We routinely serve as the Owner's Representative for public sector clients and are well-versed in aligning project execution with applicable regulatory requirements while maintaining **schedule certainty, budget adherence, and constructability**.

We understand and will integrate applicable local, state and federal standards, processes, and governing regulations into our project management activities. For your City Hall project, the key regulatory tasks we anticipate currently include:

- Early Site and Environmental Due Diligence including but not limited to evaluating site constraints including topography, drainage patterns and proximity to environmentally sensitive areas, floodplain limits, watershed and drainage considerations.
- Permitting and Regulatory Coordination including but not limited to ensuring design and construction deliverables are completed and receiving proper environmental permitting (state and local) approval from the required authorities having jurisdiction.
- Ensure building codes and sustainability practices are properly addressed into design deliverables.
- Provide cost estimating services to verify design is within budget and validate major construction change orders while maintaining code compliance.
- Verify contracts with project delivery partners comply with city, county, state and federal guidelines.
- Ensure implementation of Stormwater Pollution Prevention Plan (SWPPP) including monitoring installation and maintenance during construction phase.
- Monitor contractor compliance with environmental controls, inspection report and all environmental and drainage compliance during construction and closeout phases.

Our portfolio of local projects gives us a unique understanding and no "learning curve" will be needed for our team to proactively manage environmental and drainage compliance through early site analysis, rigorous stormwater design coordination, active construction-phase monitoring, and thorough documentation—ensuring full adherence to local and state requirements while protecting surrounding properties and environmental resources.

Subcontractors

Our firm intends to self-perform the scope of work required for this initiative using qualified internal resources. Should a special need arise to engage other Subject Matter Expert subconsultants we will consult with the city and gain concurrence on the best deployment of external partners.

4. Scope of Services

We have closely reviewed the comprehensive Scope of Services in your RFQ and acknowledge the proposed Broaddus & Associates Team can lead all aspects of the Pre-Construction Phase, Construction Phase, and Closeout Phases for a successful **Rollingwood** City Hall project. As noted in

the pre-response meeting held on May 29, 2026, the actual scope of the project could be a renovation or a new building based upon your final decisions resulting from an effective assessment of your existing facility to determine potential renovation viability, including building systems, spatial constraints, and site limitations. Our approach is presented to occur in the following phases, where Phases 1 through 3 accomplish comprehensive needs assessment and options analysis, followed by Phase 4 which includes Procurement, Design, and Construction.



Four-Phase Project Approach

Phase 1: Needs Assessment

Broaddus & Associates will initiate the project with a structured Needs Assessment effort designed to validate the city's operational needs, confirm staffing assumptions, and establish a right-sized facility program aligned with the city's service model and population base.

This effort will include departmental interviews and FTE confirmation by function, with the working assumption that no additional staffing is required beyond current service levels. The assessment will also incorporate a visual assessment of the existing facility to determine potential renovation viability, including building systems, spatial constraints, and site limitations.

Phase 2: Options Analysis (Renovation vs. New Construction)

Based on the validated program, Broaddus & Associates will develop a structured decision matrix evaluating renovation, expansion, and new construction scenarios. Criteria will include project cost, constructability, operational disruption, schedule duration, lifecycle performance, and alignment with both city and ESD functional needs.

Where new construction is considered, the analysis will account for temporary relocation requirements and associated cost and logistical implications.

Phase 3: Conceptual Budget & Delivery Strategy

Broaddus & Associates will develop conceptual cost models for each viable option, including construction costs, soft costs, escalation, and contingency, to confirm alignment with the city's authorized funding amount of \$4M.

Based on our experience with municipal facilities under budget constraints, our firm anticipates recommending a Design-Build delivery approach may be the best risk-based approach to maximize cost certainty, streamline schedule, and enable early contractor collaboration, which is particularly beneficial where renovation uncertainties or site constraints exist. As noted in your RFQ, we will also provide sufficient "compare and contrast" metrics for evaluating the CMAR project delivery method for use in delivering your City Hall project.

Phase 4: Procurement, Design, & Construction Oversight

Following Council direction, Broaddus & Associates will support procurement of design and construction services in compliance with Texas procurement requirements, including development of RFQs/RFPs, evaluation support, and contract negotiation.

During design and construction, our firm will serve as the city's representative in managing contracts, budget, schedule, and quality, while providing transparent reporting to City Council.

Project Methodology & Approach

In further support of our proficiency of the proposed approach for the **City of Rollingwood**, the following presents how Broaddus & Associates is the best choice for the **City of Rollingwood** because we operate through an owner-centric methodology focused on accountability, transparency, and defensible outcomes. Our approach begins with thorough pre-project planning, ensuring that project goals are clearly defined, budgets are realistic, and schedules are achievable.

During design and procurement, we support the city by managing consultant coordination, validating cost and schedule impacts, and helping staff evaluate options against city priorities. Throughout construction, we provide active oversight—monitoring progress, evaluating changes, and protecting the city's financial and operational interests.

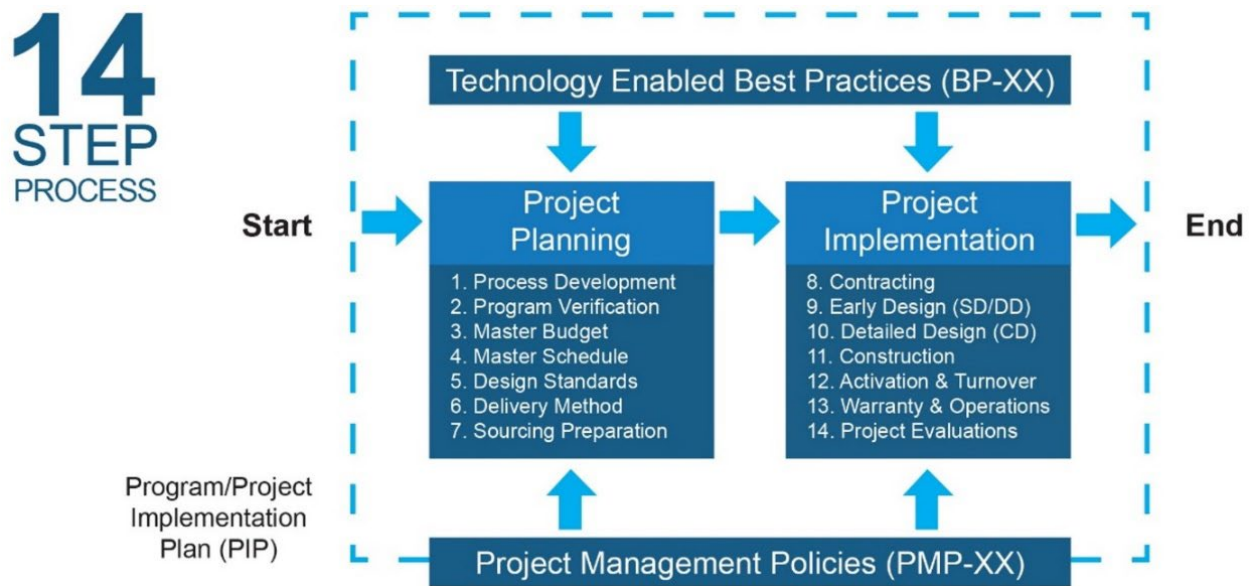
At every stage, our role is to act as a trusted advisor to city staff, ensuring that decisions are informed, documented, and aligned with the **City of Rollingwood's** long-term objectives. Projects are managed not just to completion, but to successful integration into city operations and community use.

14-Step Project Management Process

Broaddus & Associates provides tailored solutions designed to align with each project's specific goals. We will work closely with the **City of Rollingwood** to ensure that its program is properly covered with the staff and services required. **Exhibit 4** illustrates our typical 14-Step Project Management Process that we implement in every single project.



Exhibit 4. Broaddus & Associates 14-Step Project Approach



Best Practices

We “*Value the Process*” through the consistent application of proven Best Practices which leverage established processes and industry proven practices that positively impact projects. Our firm regularly applies an owner-oriented project management methodology that helps guide our project managers and clients to define needs, set realistic budgets and schedules, establish design criteria, procure designers and contractors, and execute the plan.

Broaddus & Associates’ Best Practices are a collection of tools and processes that support our project approach. They are not, by default, applied to each project but scaled to match the level of effort, budget and risk on a given project. The processes and Best Practices utilized have provided significant guidance in our industry and serve as a model for many of the key parameters of our own approach.

Exhibit 5. Broaddus & Associates Best Practices

BP - 01 Project Delivery Methods	BP - 05 Program Management Information Systems / Electronic Workflow
BP - 02 Independent Cost Estimating	BP - 06 Program Definition Rating Index
BP - 03 Total Project Budgeting	BP - 07 Commissioning Planning
BP - 04 Proactive Schedule Management	BP - 08 CT20

Cost Management

The most important aspect of successful project management is development, management, and tracking of costs and schedule. We offer in-house cost estimating and scheduling resources that dedicate 100% of their time to reviewing budgets and contractor provided P6 Primavera schedules. They analyze initial baseline schedules, where they check logic, proper use of float, and activity durations, to ensure/validate that the contractor's submitted schedule is an accurate and reasonable timeline for the work. Following submission of the baseline schedule, our in-house schedule experts conduct detailed monthly analyses to compare earned value vs projected progress to ensure publicized schedules are complete, accurate, and can be relied on to make decisions that depend on project schedules. This capability is a differentiator for our team.

Cost Saving Project Examples

Hays County | Government Center | San Marcos, TX | Net Savings: \$44M

At the time Broaddus & Associates was retained, the total project cost was estimated at approximately \$118M. The Hays County Court directed Broaddus & Associates to reduce the cost and maintain the original schedule of completion. After extensive analysis by Broaddus & Associates' staff of architects, engineers, planners, and Project Managers, Broaddus & Associates offered the County three design and construction alternatives. These alternatives put the project within a budget and timeline that lead to a unanimous decision by the Court to approve going forward with the project. Through a process of "right-sizing" the program by Broaddus Planning, the new design achieved the client's goal of retaining all original departments and staff, a goal for future expansion for facilities and staff, with a new budget of \$72M, subsequently reduced to \$65M. This was achieved by Broaddus & Associates through effective management of design and bidding. **The new total project costs represent savings from the original projected cost to the current projected cost of more than \$44M.**

\$44M+
Value Added Cost
Savings for Hays County!



5. References

Reference #1	
Owner Name	Haltom City
Phone	817.222.7745
Contact Name	Rex Phelps City Manager
Email	rphelps@haltomcitytx.com
Project Name	Municipal Improvements Program
Project Location	Haltom City, TX
Project Timeline	Start: 02/2020 Complete: 02/2024
Project Value	\$59M
Project Description	Broaddus & Associates recently served as project manager on a multi-project Capital Improvement Program for Haltom City. Our owner’s representative team served on-site for the projects, each of which was successfully delivered, including a Law Enforcement Center, City Hall, and Fire Station.

Reference #2	
Owner Name	Rockwall County
Phone	972.204.6000
Contact Name	Dennis Bailey Commissioner
Email	dbailey@rockwallcountytexas.com
Project Name	Municipal Improvements Program
Project Location	Rockwall, TX
Project Timeline	Start: 05/2018 Complete: 06/2026
Project Value	\$78M
Project Description	Broaddus & Associates recently served as project manager on multiple Capital Improvement projects for Rockwall County, including a \$52M Jail Expansion & Renovation as well as a \$18M Courthouse Annex . Our firm is currently managing an \$8M Sheriff’s Office Renovation .

Reference #3	
Owner Name	Hays County
Phone	512.393.2205
Contact Name	Judge Ruben Becerra
Email	judge.becerra@hayscountytexas.gov
Project Name	Capital Improvements Program
Project Location	Hays County, TX
Project Timeline	Start: 02/2025 Complete: 01/2026
Project Value	\$300M (est.)
Project Description	Broaddus & Associates was recently engaged by Hays County to facilitate the development of a Capital Improvement Plan (CIP) outlining a strategic multi-year investment framework for critical facility enhancements. The CIP is designed as a foundational document to manage the future of Hays County, directly aligning facility strategy with the County’s core mission and vision.

HALTOM CITY | MUNICIPAL IMPROVEMENTS PROGRAM

Haltom City, TX

Broaddus & Associates recently served as project manager on multiple Capital Improvement Program for Haltom City. Our owner's representative team served on-site for the projects, each of which was successfully delivered.

Law Enforcement Center | \$29M

On the Haltom City Law Enforcement Center, our team worked with city staff to develop a comprehensive master plan, program, and basis of design in just three months. The Design Build project includes a two-level, 33,100 SF police building, a two-story 6,000 SF asset building, and a 3,500 SF patrol garage. The exterior façade consists of a mixture of EIFS, glass, brick, and cast stone. Programmed space includes property evidence, records, community services, uniform services, administration, investigation, training, and an ICC 500-rated storm shelter which served as the police department's locker rooms.

During the planning phase, we took a proactive approach for executing the advance procurement for specialized systems, IT, audio visual, electronic equipment, and specialized furniture fixtures and equipment. Moving these critical selections earlier in the project ensured comprehensive delivery of specialized services specific to the police department. The program was completed within budget and ahead of schedule.



Project Relevance

- ✓ Texas City Owner
- ✓ Public Safety Facility
- ✓ Project Management
- ✓ Independent Cost Estimating
- ✓ Schedule Analysis

Delivery Method

CMAR

Project Timeline

Start: 02/2020

Complete: 02/2024

Project Value

Total: \$59M



City Hall | \$25M

The 32,000 SF Haltom City Hall was constructed after its predecessor, built in 1957, was no longer viable and not compliant with current code standards. Prior to the bond election to fund the project, Broaddus & Associates updated the program statement for the new facility, provided preliminary renderings and a site analysis, and assisted with public awareness presentations and meetings with the bond



commission in support of the successful passage of the funding. The new City Hall supports the growing needs of its City Council, Municipal Courts, and City Administration.

Constructed with Design-Build delivery, the state-of-the-art facility provides the city with flexible space to accommodate current and future staff, improves operational efficiency, and offers adequate parking for both employees and visitors. It houses city council meetings and offices, administration, economic development, emergency management, courts, IT, code compliance and city planning and permitting functions.

Fire Station #3 | \$5M

Haltom City's Fire Station 3 is a 12,364-SF, 3-bay facility, opened in 2022 to address the rapid growth in the northern part of the city. Broaddus & Associates was engaged during the Design Development Phase and was tasked with keeping the budget in place after significant design issues became apparent. Our team verified solutions for changing finishes and directed the architect to detail a stucco and thin brick system to be installed over the existing metal panels. Ultimately, the station was completed on time and within budget.



CITY OF ROCKPORT | DOWNTOWN CITY HALL

Rockport, TX

Broaddus & Associates provided project management services on the Downtown Anchor Project, which includes the City of Rockport City Hall. The Anchor Project is a major step of recovery in the reconstruction of local government facilities lost in Hurricane Harvey, a Category-4 storm that leveled scores of homes and businesses in the Rockport-Fulton area in 2017.

The Downtown Anchor Project is a multi-building complex in Downtown Rockport, which is under construction on land that previously housed the Aransas County Courthouse and contiguous lots. It will be a one-stop government complex for residents, that would include a new Aransas County Courthouse, Rockport City Hall, community room, and an open, public space.

City Hall will be located on the south side of the property designated as the Downtown Anchor Project. The 2-story, 28,000-SF building has been designed to withstand hurricanes and provide for expansion of services and staff in the future. The cost is estimated to be more than \$12M, which includes land acquisition, design services, construction, and furnishings. The City has dedicated funding of \$2.6M from insurance proceeds and grants from FEMA, GLO, and other state and federal organizations.



Project Relevance

- ✓ Texas City Owner
- ✓ Texas City Hall Facility
- ✓ Project Management
- ✓ Independent Cost Estimating
- ✓ Schedule Analysis

Project Value

Total: \$12M

Project Timeline

Start: 10/2023

Complete: 06/2025



CITY OF EL PASO | UPPER EASTSIDE REGIONAL COMMAND CENTER El Paso, TX



Broaddus & Associates served as the Construction Manager-Agent and Resident Construction Representative for the City of El Paso for its first new Regional Command Center in 24 years. Located in the 'Upper Eastside' district, the \$38.6M facility is the El Paso Police Department's sixth Regional Command Center. The new center is the second project of a \$413M El Paso Public Safety Bond approved by voters in 2019, which funded new police and fire facilities and renovations to current buildings.

The new 41,200-SF Regional Command Center includes offices, holding cells, an officer fitness area, a public community room, secured parking, and a municipal-court bond area. The Regional Command Center property is also the home of a new fire station also included in the approved bond election. The project scope included adding required utility infrastructure such as electrical, water, fire line, and storm drains to support the new fire station. The new Regional Command Center is part of the city's strategic plan to support the needs of growth and development El Paso has experienced in recent years.

Broaddus & Associates provided daily field reports and project management to the Capital Improvement District Project Manager to ensure scope, schedule, and budget management remained in alignment with the City of El Paso's requirements.

Through the duration of construction, **Broaddus & Associates logged \$461,478 in Value Add** ranging from scope and pricing validation, schedule reduction, value engineering, constructability, and escalation management.

Project Relevance

- ✓ **Public Safety Facility**
- ✓ **Project Management**
- ✓ **Independent Cost Estimating**
- ✓ **Schedule Analysis**

Project Size

41,200 SF

Project Timeline

Start: 02/2022

Complete: 09/2024

Project Value

Total: \$38.6M



HAYS COUNTY | CAPITAL IMPROVEMENT PROGRAM

Hays County, TX

Broaddus & Associates was recently engaged by Hays County to facilitate the development of a Capital Improvement Plan (CIP) outlining a strategic multi-year investment framework for critical facility enhancements. The CIP is designed as a foundational document to manage the future of Hays County, directly aligning facility strategy with the County’s core mission and vision.

Our team met with stakeholders in all departments to ensure the plan incorporated all facets of County and community needs. As a part of this engagement, our firm provided regular briefings to the County Commissioner’s Court during scheduled meetings, while reporting directly to the County Judge and the CIP Executive Committee for continual updates as the plan was developed.

The plan included analysis of multiple vertical facilities, including County Administration and Precinct Buildings, Animal Shelter Facilities, Expanding Emergency Services Facilities, County Maintenance Storage, Health Department Service Space & Storage and a potential Hays County Civic Center. Key components of the delivered CIP are listed below.



Project Relevance

- ✓ **Project Management**
- ✓ **Multi-Project Program**
- ✓ **Independent Cost Estimating**

Project Timeline

Start: 02/2025
Complete: 01/2026

Project Value

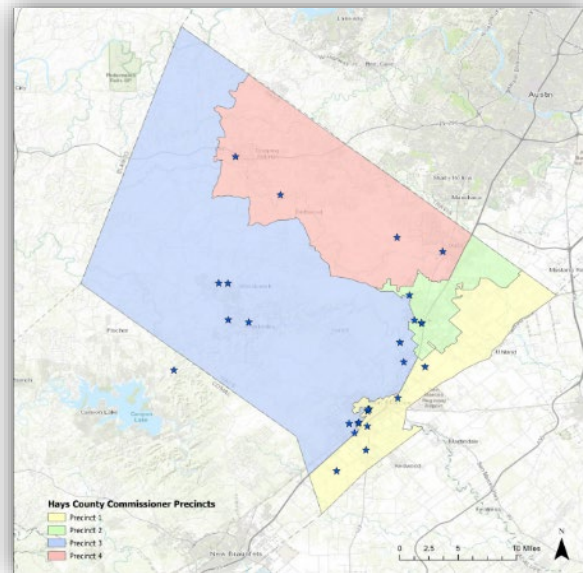
1-3 Years: \$100M+
5-10 Years: \$300M+

Key Deliverables & Tasks

- Space programming and facility assessments
- Cost estimates on identified projects and budgeting
- Stewardship of County facility investments through sustainable building practices
- Prioritization of facility projects over a 10-year period

Key Plan Components

- **Strategic Foundation.** Aligning facility investments with the county’s mission to handle rapid population growth while improving public safety and resident services.
- **Five-Step Methodology.** A structured process involving data gathering, needs analysis, recommendation costing, prioritization, and implementation planning.
- **Stakeholder Engagement.** Utilization of public and staff surveys to identify critical issues like overcrowding, lack of privacy, and outdated technology.
- **Facility & Demographic Assessment.** A comprehensive evaluation of 724,345 SF of existing space mapped against population growth corridors to ensure equitable service access.



- **Priority Tiering.**
 - *High (1–3 Years).* Immediate projects with secured funding
 - *Medium (3–5 Years).* Necessary expansions
 - *Low (5–8+ Years).* Long-term goals and historic preservation
- **Implementation & Funding.** Deployment of \$100M in existing Certificates of Obligation using various delivery methods (e.g., Design-Build, Competitive Sealed Proposals).

Hays County voted unanimously to accept the results of the CIP and to proactively use it as a “roadmap” for the county’s needs and growth over the next 10 years. Adjacent to the CIP’s last several months of effort, Hays County started working on and completed a Certificate of Obligation to fund the prioritized projects on the CIP list.

In addition, Hays County is adding a long-term Capital Improvement Fund starting with the fiscal year 2027 to support large capital building projects as a direct result of the CIP effort. They intend to update and maintain the CIP plan in the coming years.

This engagement reflects on ongoing history of service to Hays County. Broaddus & Associates previously served as project manager on the 3-story, 232,000 SF **Hays County Government Center** in San Marcos, details for which are included on the following page.

Other services to Hays County included facility assessments of the **Hays County Law Enforcement Center (LEC), Precinct 2 and Precinct 3 Office Buildings, the Historic County Jail, the Pet Resource Center Pre-design & Programming Effort,** and the **Road & Bridge Office.**



HAYS COUNTY | GOVERNMENT CENTER San Marcos, TX



Broaddus & Associates was retained by Hays County to provide project management services on the 3-story, 232,000 SF Hays County Government Center in San Marcos, TX. The center includes multiple county functions including commissioners’ offices and courtroom, district courtrooms, treasury, tax assessor, sheriff’s department, justices of the peace, and several others for a total of 19 different departments and approximately 400 employees. The project was completed by utilizing the design-build delivery method. Broaddus & Associates provided pre-project services, as well as project management from the design and construction phases through the owner-occupancy/warranty periods.

At the time Broaddus & Associates was retained, the total project cost had risen to approximately \$118M. The Hays County Court directed Broaddus & Associates to reduce costs and maintain the original schedule of completion. After extensive analysis by Broaddus & Associates’ staff of architects, engineers, planners, and project managers, Broaddus & Associates offered the County three design and construction alternatives that would put the project within a budget and timeline, which led to a unanimous decision by the Court to approve going forward with the project.

From more than 22 respondents, Broaddus & Associates led the selection of the design-build team to create a new, less costly design. The new design was more functional, aesthetically appealing, and sustainable. Through a process of “right-sizing” the program by Broaddus & Associates’ planning group, the new design achieved the County’s goal of retaining all original departments and staff, with space for expansion.

With a new budget of \$72M, subsequently reduced to \$63.8M through effective management of design and bidding, the new total project cost represented savings from the original projected cost to the then projected cost of more than \$54M (\$22M due to a 60,000 GSF reduction and \$29M due to a more cost-effective design). Despite foregoing the original design and beginning the process all over, Broaddus & Associates was able to conduct a new RFQ and RFP process, decrease the total project cost, assist in selection of a design-build team, and begin design proceedings in the span of just five months.

Project Relevance

- ✓ **Texas County Courthouse**
- ✓ **\$54M in Project Savings!**
- ✓ **Major Municipal Justice Facility**

Project Size

232,000 SF

Delivery Method

Design-Build

Project Timeline

Design Start: 10/2009
Construction Start: 04/2010
Complete: 12/2011

Project Value

Total: \$64M
Construction: \$51M



BASTROP COUNTY | FIRE STATION #4

Bastrop, TX

Bastrop County selected Broaddus & Associates as Project Manager for the design and construction of Fire Station #4. The project consisted of the design and construction of a 12,000-SF fire station that includes a 4-bay apparatus area, equipment maintenance and storage area, administrative offices, living quarters, work out facility and a multi-use area.

Broaddus & Associates oversaw the procurement process, tracking the budget, and monitoring the schedule. Scope of services included performing a needs assessment, budget and schedule development, and design and construction oversight. As the County chose to utilize the Design-Build delivery method, Broaddus & Associates assisted the County in evaluation and selection of the Design-Build team and coordinated with the chosen team for the successful project completion.

Bastrop County had previously submitted a grant application in the wake of the 2011 Texas wildfires to fund the new fire station. The original program called for a 16,000-SF facility, but since the available grant funds could not construct a station this large, Broaddus & Associates assessed the program to identify budget issues and prioritize essential functions for the ESD. Meeting with the County engineers and emergency personnel, we were able to “right-size” the project to approximately 12,000 SF and maintain all the functions of the facility. By doing this, the County was able to issue a design-build solicitation with an accurate budget and program.



Project Relevance

- ✓ Texas Fire Station
- ✓ Texas Municipality
- ✓ New Construction

Project Timeline

Start: 04/2016

Construction: 07/2016

Complete: 06/2017

Project Value

Total: \$4.2M

Construction: \$3.7M



TRAVIS COUNTY | EMERGENCY SERVICES DISTRICT NO. 3 | OAK HILL FIRE DEPARTMENT – BARTON CREEK & CIRCLE DRIVE STATIONS Austin, TX

Broaddus & Associates was retained by the Commissioners of Travis County Emergency Services District No. 3 to provide owner's project management services for design and construction of two new fire stations for the Oak Hill Fire Department. This was the first use of construction manager-at-risk services used by Travis County.

A. Barton Creek Fire Station

The first of two fire stations, Barton Creek Station, is in the aesthetically and environmentally sensitive Barton Creek Southwest Community. This 14,000-SF fire station is designed to contextually respond to its surroundings and follows the stringent design guidelines of this master-planned community.

Rearranging the administration area from the back of the building to its forefront saved both space and pavement covering. This created a more efficient emergency service center, where fire trucks can pull right next to the administration office.

The new facility includes administrative space for ESD #3, a large multi-purpose meeting room, firefighter living quarters, and three double-depth vehicle and equipment bays.

B. Circle Drive Fire Station

The second station for ESD #3 houses the same functions of the Barton Creek Station on a single level, plus an additional equipment/vehicle bay. Broaddus & Associates advised the district on matters relating to real estate acquisition for this project and provided overall project management for the job.



Project Relevance

- ✓ Texas Fire Station
- ✓ Texas ESD Owner
- ✓ Project Management

Project Timeline

Design Start: 10/2002 (A);
01/2005 (B)

Construction Start: 01/2004
(A); 11/2005 (B)

Complete: 01/2005 (A);
09/2006 (B)

Project Value

Total: \$2.7M (A); \$2.5M (B)



CITY OF BUDA | BOND PROGRAM MANAGEMENT SERVICES

Buda, TX

Broaddus & Associates was brought on by the City of Buda when the City terminated their contract with the previous project management firm after the expectations of budget and schedule were not met. We quickly assembled our team to analyze the status of the program and developed a work implementation plan.

The first task included review of the preliminary guaranteed maximum price proposal prepared by the contractor. Second, we ascertained the viability and accuracy of the proposed construction schedule and conducted a schedule optimization workshop with the contractor. Third, we performed a constructability and value engineering analysis to develop cost-saving ideas to minimize budget overruns.

Our analysis uncovered 84 discrepancies and 23 value-engineering initiatives that were presented to the city for consideration. We were also able to uncover \$200K in excess contingency in the contractors GMP, which was immediately released to the city for use.

The city also retained our firm for periodic inspections during construction to maintain quality. Ultimately, our firm assisted Buda in completing the projects on schedule while controlling a budget that had increased before we were engaged. The Program included the following:

Municipal Complex

A municipal complex that will house the new City Hall, Public Library, and the Buda Economic Development Corporation.

Public Safety Building

The 14,420-SF building is now the new home of the Buda Police Department. The building features a gated enclosure for office parking and has two exit routes leading to Main Street. The building also houses a community meeting room for public meetings and interdepartmental training.



Project Relevance

- ✓ **Texas City Owner**
- ✓ **Texas City Hall Facility**
- ✓ **Program Management**
- ✓ **Municipal Bond Program**

Project Size

20,000+ SF

Delivery Method

Design-Build

Project Timeline

Start: 02/2017

Complete: 04/2018

Project Value

Total: \$32M



CITY OF PORT ARANSAS | CHARLES BUJAN PUBLIC SAFETY BUILDING Port Aransas, TX

Broaddus & Associates served as owner's representative to the City of Port Aransas for its disaster recovery efforts in response to Hurricane Harvey. This program included repair, restoration and new construction for public safety facilities destroyed by the storm, including the 14,000-SF Charles Bujan Public Safety Building.

The facility now serves as the home to the Port Aransas Police Department and Nueces County Precinct 4 Constable's Office. The \$12.3M complex also includes the city jail, a courtroom, and offices for the Port Aransas Municipal Court Judge and Precinct 4 Justice of the Peace.

After the hurricane, local law enforcement operated for years out of a temporary building set up a short distance from the project site, located where the original Public Safety Building was destroyed by the hurricane in 2017.

The project's complexities included navigating strict compliance with state and federal funding resources, including \$7.7M of building costs funded by a FEMA public assistance grant.

Serving as the project manager, our team represented the city in its engagements with state and federal funding

resources before ensuring the applicable projects were managed and delivered successfully. The diverse array of projects in the recovery program also included improving street drainage and the gas distributions system, a new fire and EMS building, harbor master building, piers and bulkheads, and significant improvements to parks and nature preserves.



Project Relevance

- ✓ Texas City Owner
- ✓ Public Safety Facility
- ✓ Includes Municipal Courts
- ✓ Project Management

Project Timeline

Start: 2022

Complete: 04/2026

Project Value

Total: \$12.3M



6. Quality Control

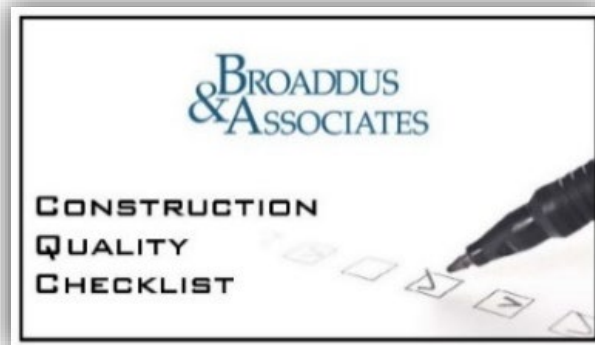
Broaddus & Associates implements a structured quality control program that integrates independent document review, cost validation, and schedule monitoring at each phase of the project. Our team cross-references design documents, contractor deliverables, and payment applications to ensure accuracy and compliance with contract requirements.

During construction, we maintain active field presence and documentation protocols to identify issues early, manage change effectively, and ensure project outcomes align with approved scope, budget, and schedule.

Design Phase

Preconstruction/Design Phase Quality control is embedded throughout Broaddus & Associates' project delivery process and extends beyond design document review to include oversight of decisions, assumptions, and execution. Our quality control program includes:

- Independent review of scope, cost, and schedule at key milestones.
- Constructability and coordination checks during design.
- Risk mitigation reviews through the Project Definition Rating Index BMP
- Cost validation through all stages of pre-design and design including effective contingency management.
- Reconcile any value-engineering options proposed by the Project Delivery Team



For the [City of Rollingwood](#), quality control also means delivering information that is suitable for public review, Council presentation/approval, and audit purposes.

Our Project Managers are well versed in the oversight of the Design Team's Quality Control processes and Contractor's Quality Control Plans (QCP). We will hold both the design team and the contractor accountable to develop, employ, and report on the quality of their work. We implement QA techniques to ensure that expectations and standards are achieved throughout the project.

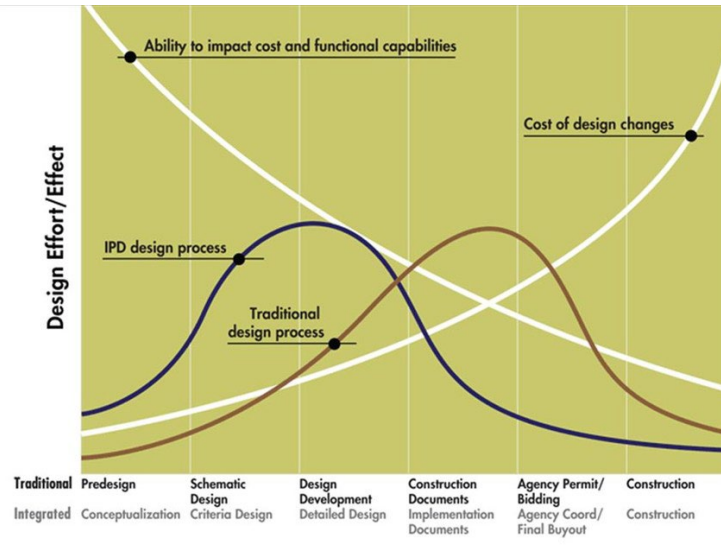
One value-added Design Phase QC related effort utilized on all projects is the Project Definition Rating Index (PDRI), a Construction Industry Institute (CII) Best Practice, which is deliberately embedded into the early design phase as a structured, repeatable process to elevate risk awareness, drive informed decision-making, and proactively mitigate uncertainty across the project lifecycle. Rather than treating design as a linear progression, Broaddus & Associates leads and facilitates the project delivery team in utilizing the PDRI as a **facilitated, milestone-based validation tool**, conducting iterative scoring sessions at key design phases (Programming/Schematic Design, Design Development, and pre-final design), which supports the fundamental principle illustrated by the cost influence curve: **the greatest opportunity to influence cost, schedule, and functional outcomes occurs early in the project**, when changes are still relatively low-cost and high-impact.

Exhibit 5. Cost-Influence Curve

The MacLeamy Curve

“this diagram illustrates the notion that the further a project team is through the design process, the great the cost of design changes. It makes a strong case for an integrative process.”

Entire Team on-board early allows best opportunity to achieve objectives



The PDRI process is not as a one-time checklist, but as a **continuous, integrated design-phase risk management tool**—one that transforms uncertainty into actionable intelligence and positions projects for successful execution. Early PDRI sessions expose critical gaps in scope definition across three core dimensions:

- Basis of Project Decision (Right Project)
- Basis of Design (Right Product)
- Execution Approach (Right Way)

Through facilitated workshops, the process requires project stakeholders, including owner representatives, designers, and technical advisors—to explicitly evaluate scope completeness and assign weighted scores reflecting uncertainty. This provides a **quantifiable measure of risk**, enabling the team to shift from subjective discussion to objective prioritization.



City of Lakeway | City Hall | Lakeway, TX

Construction Phase

There are several aspects to the construction quality control program. There are third-party inspection consultants such as material testing, commissioning, firestopping inspectors, SWPPP inspections, etc., as well as inspections performed by the AHJ. We take the lead in coordinating these efforts, ensuring they are carried out satisfactorily, and reporting results to the owner.

However, the most important component of a project's QC program is the QCP. A successful QCP has the contractor anticipating, finding, and resolving issues before owner inspectors uncover. It is our Best Practice to require a detailed, applicable QCP inclusive of inspection processes and checklists, roles, and responsibilities, testing plans, preinstallation meeting requirements, site observation procedures, mockup requirements, commissioning, warranty period requirements, and reporting protocols.

Our team will bring hands-on constructor expertise to the oversight of construction contractors and ensure the best subcontractors and tradesmen are working on this project, utilizing the local market to the fullest. ***Safety is a key program that receives priority attention.*** Quality control programs will be implemented, providing inspection and testing services, mockups for major finishes and important systems, and pre-installation inspections to minimize rework. A major role in the field is the coordination of contractors and provision for a user-friendly interface with the local campus affected. Specific activities during this phase include:

- Serve as the Owner's Point of Contact during construction. Conduct construction update meetings.
- Administer Construction Contract and General Conditions and serve as Owner's representative.
- Review compliance with all plans, specifications, and required terms and conditions.
- Design-Builder: QC Plan, Safety Plan, Environmental Compliance Plan, Minority Contracting Plan, etc.
- Review and participate in Construction Manager's buyout of subcontract packages; ensure scope analysis is complete and track budget/contingency adjustments.
- Update Commissioning /Startup Plan.
- Conduct site visits and inspections to review work in place and report in a standard format to Owner with reference to facilities standards and specifications, schedules, and budgets.
- Review Cost Control plan and monitor use of contingency.
- Review schedule attainment and review corrective action.
- Plan for FFE procurement/occupancy.
- Monitor construction progress and advise of any non-conforming scope or quality workmanship.
- Monitor Requests for Information and Designer responsiveness.
- Evaluate and make recommendations on change order requests.
- Continue the Change Management System into construction phase. Analyze each potential change, estimate cost and schedule impact, and negotiate the change amount.
- Evaluate and approve requests for progress payments.
- Coordinate vendors under separate contracts, such as security, data, telecommunications.
- Coordinate owner-furnished/contractor-installed and owner-furnished/owner-installed equipment.
- Perform Final inspections and monitor punch list work.



Quality of Construction

By the time construction commences on a project, many of the key decisions which will have an impact on the quality of the facility have long been determined. Our firm's philosophy is based on the premise that decisions made early will have the greatest impact on the project cost, schedule, and quality.

While it is our objective to influence the outcomes early in the process, we also recognize that there is no replacement for having high caliber, construction savvy technical professionals in the field.

Throughout the duration of the construction process, we will have on-site construction inspectors reviewing quality of workmanship and compliance with the design intent. Following the same premise described in our design quality control review process, we believe that regular and frequent on-site construction review helps avoid mistakes before they have a significant negative impact.

The comprehensive process described above is standard operating procedure within Broaddus & Associates and is part of our Best Practices. All the projects listed in this submittal utilized these techniques. Consequently, each project remained under budget, on schedule, and resulted in a satisfied owner.



7. Additional Data

Value Added

In addition to the project experience detailed earlier in this response, we have included the following examples of our ability to advocate for local government owners. In many cases, the tangible savings we can achieve on the projects we manage exceeds our fee for services rendered.

Project Examples

Texas State Library & Archives Commission Complex

At the Texas State Library & Archives Commission Complex where we are serving as project manager to the Texas Facilities Commission, a Project Definition Rating Index (PDRI), a Construction Industry Institute (CII) Best Practice, is deliberately embedded into the design phase as a structured, repeatable process to elevate risk awareness, drive informed decision-making, and proactively mitigate uncertainty across the project lifecycle.



Rather than treating design as a linear progression, the project team utilized PDRI as a facilitated, milestone-based validation tool, conducting iterative scoring sessions at key design phases (Programming/Schematic Design, Design Development, and pre-final design). This approach is aligned with the fundamental principle illustrated by the cost influence and MacLeamy curves. The greatest opportunity to influence cost, schedule, and functional outcomes occurs early in the project, when changes are still relatively low-cost and have a high impact. Successive PDRI evaluations tracked the delta between sessions, highlighting how risk was actively reduced as the design matured. Between iterations, the PDRI process directly influenced targeted mitigation actions, including:

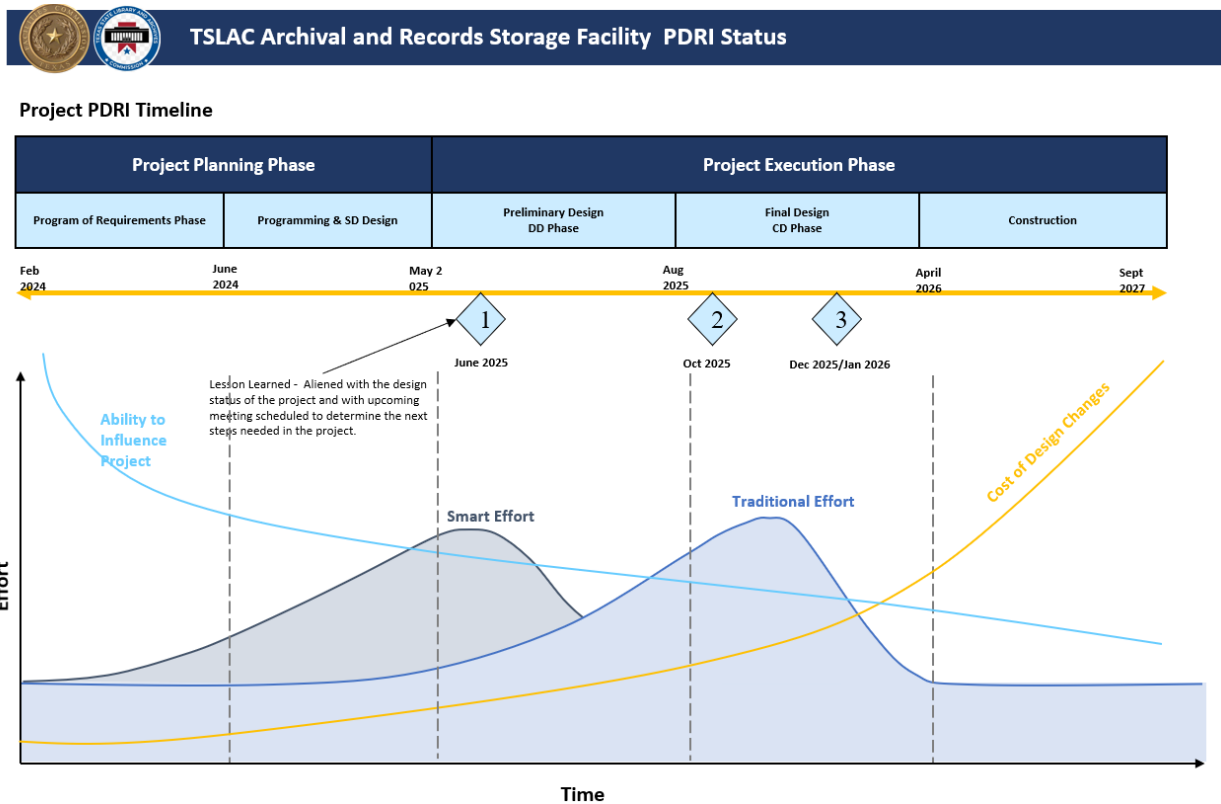
- Expanded geotechnical investigations to reduce subsurface uncertainty.
- Structured engagement with AHJs to resolve permitting and code risks.
- Refinement of site layout and building systems based on clarified requirements.
- Formalization of procurement strategies, particularly for long-lead mechanical and electrical systems.

These actions demonstrate how PDRI functioned not simply as a diagnostic tool, but as a driver of design evolution, ensuring that each subsequent phase incorporated lessons learned and reduced exposure to downstream risk. By integrating PDRI into the design phase, the project team established a **transparent and collaborative risk management framework** that:

- Identified and quantified scope gaps early.
- Facilitated alignment among the owner, designer, and stakeholders.
- Directed targeted mitigation strategies tied to measurable outcomes.
- Reduced uncertainty in cost, schedule, and execution planning.
- Enabled informed decision-making at each design milestone.

Consistent with broader industry findings, this structured approach to front-end planning has enabled measurable improvements in project performance, including reduced cost growth, fewer change orders, and improved schedule reliability since strong scope definition was achieved prior to construction. The key principle is that the ability to influence outcomes is highest early in design. Using PDRI, we intentionally shifted effort forward to resolve uncertainties before they become costly.

Exhibit 5. Cost-Influence Curve Example from TSLAC



Hays County | Government Center

At the time Broaddus & Associates was retained as project manager, the total project cost had risen to approximately \$40M over budget. The Hays County Court directed Broaddus & Associates to reduce costs and maintain the original schedule of completion. After extensive analysis by Broaddus & Associates’ staff of architects, engineers, planners, and project managers, Broaddus & Associates offered the County three design and construction alternatives that would put the project within a budget and timeline, which led to a unanimous decision by the Court to approve going forward with the project.

Through a process of “right-sizing” the program by Broaddus & Associates’ planning group, the new design achieved the County’s goal of retaining all original departments and staff, with space for expansion. With a new budget of \$72M, subsequently reduced to \$63.8M through effective management of design and bidding, the new total project cost represented savings from the original estimate to the revised estimate of more than \$54M (\$22M due to a 60,000-SF reduction and \$29M due to a more cost-effective design). Despite foregoing the original design and beginning the process all over, Broaddus & Associates was able to conduct a new RFQ and RFP process, decrease the total project cost, assist in selection of a design-build team, and begin design proceedings in the span of just five months. The project was ultimately delivered on the originally scheduled completion date.

City of Buda | Municipal Complex & Public Safety Building

Broaddus & Associates was retained by the City of Buda when they terminated their contract with the previous project management firm after the expectations of budget and schedule were not met. We quickly assembled our team to analyze the status of the program and developed a work implementation plan. The first task included review of the preliminary guaranteed maximum price proposal prepared by the contractor. Second, we ascertained the viability and accuracy of the proposed construction schedule and conducted a schedule optimization workshop with the contractor. Third, we performed a constructability and value engineering analysis to develop cost-saving ideas to minimize budget overruns.

Our analysis uncovered 84 discrepancies and 23 value-engineering initiatives that were presented to the city for consideration. We were also able to uncover \$200K in excess contingency in the contractors GMP, which was immediately released to the city for their use.

Ultimately, our firm assisted Buda in completing the \$55M project on schedule while controlling a budget that had increased before we were engaged.



Bastrop County | Facility Needs Assessment

Broaddus & Associates provided facility assessments to determine the spatial needs for new administrative and judicial facilities for select departments in Bastrop County. The recommendations gave significant weight to mitigating security and safety concerns that occur in the current facilities for the staff and public utilizing them. To accomplish this study the planning team conducted interviews with each of the stakeholders to determine the spatial requirements into existing and future (5- to 10-year) needs to include square footage, relative adjacencies, and security. This study was conducted in two phases as a two-part development scheme. Phase I of the study included the County Development Services and Tax Assessor. Phase II consisted of a Justice Court Complex (including new District Courts, District Clerk, and District Attorney space) and Law Enforcement Administration Building.

City of Long Beach | Fire Station #2

Broaddus & Associates became involved after the design had been in process for eight months, and ineffective management of FEMA 404 Hazard Mitigation jeopardized design completion. The FEMA 404 process was challenging to the architecture firm since it had not participated in a 361-shelter HMGP project in the past, and the mitigation firm was not properly managing the project. The FEMA 404 HMGP scope was not properly estimated, and the scope of the shelter did not fulfill the long-term needs of the city. For example, if only 2,700 SF was hardened to FEMA 361 specifications, then the remaining portion of the building would be in danger of collapse and the facility would be useless after a disaster.

After identifying the issues and gaining acceptance from the mayor, fire chief and FEMA, Broaddus & Associates directed the architect in the development of a new funding and cost analysis, in addition to appealing to FEMA for the additional scope and funding. With FEMA 404 approval, the project received \$1.4M in additional funding for the shelter portion of the building. As a key public building in Long Beach, it is a functional and attractive first responder facility capable of withstanding 200+ MPH winds.

Bastrop County | Development Services & Tax Assessor Building

The Bastrop County Development Services and Tax Assessor building accommodates the County's Development Services, Tax Assessor Collector, and other offices. As Project Manager, Broaddus & Associates tracked the budget, monitoring the schedule, and oversaw the project quality. Scope of services included performing needs assessment, programming, master planning, budget, and schedule development, design, and construction oversight, as well as move coordination. As the County chose to utilize the D-B delivery method, Broaddus & Associates assisted the County in evaluation and selection of the D-B team and coordinated with the chosen team for successful project completion. **We returned \$142,778 in savings to the owner.**

Comal County | Jail

On this new \$76M jail in New Braunfels, using the original plan as a starting point, our team went through the entire new jail and sheriff's office renovation and re-programmed all of it after in-depth discussions with every staff lead and department. This needs assessment effort saved time once the project moved into SD/PV Phase, since the streamlined Design Phase allowed the Construction Phase to commence that much sooner. **Our team was also able to save the Owner almost \$1M by introducing the Tella Firma foundation system design.** Furthermore, because of our proactive SD Phase programming verification efforts of the county's needs assessment on the bond approval package, our team was instrumental in achieving a new jail cost savings of more than \$60/SF compared to the neighboring Hays, Kendall, Bexar and Bee County jail designs that received their GMP approvals at a similar time to Comal County.

City of Georgetown | Fire Station #2

Broaddus & Associates assisted with procurement of geotechnical services and the Design-Build team, while assisting the city with developing the budget and schedule. In addition to project management for design and construction of the new fire station, services also included overseeing demolition of the original fire station facility. We completed programming for the facility, meeting with the City of Georgetown, fire department, IT, and facilities staff to analyze spatial and technical requirements. To complete programming services, Broaddus Planning provided initial design parameters and confirmed the building's spatial requirements.

City of Gulfport | Curry Public Safety Center

The 78,960 SF, 3-story Robert J. Curry Public Safety Center covers an entire city block and is home to the Police Community Services, Municipal Courts and Police Administration. **Broaddus & Associates led the value engineering effort that saved the city more than \$500K.** The savings were placed in the furniture, fixtures, and equipment budget, enabling the city to have a project finished with updated equipment. Our firm also facilitated the complex application process for multiple funding sources, including FEMA, MEMA, grants and insurance proceeds. Our advocacy on Gulfport's behalf maximized the available recovery funds for this project to reduce the burden on local taxpayers.



Williamson County | Justice Center Expansion

On this \$51M criminal justice complex expansion, our firm assisted the County in realizing hundreds of thousands of dollars in savings, including:

- Change-Order Management System Controls: County **avoided an \$80K overpayment.**
- Contract Negotiations: Represented the County during contract negotiations for the construction manager's negotiations for the preconstruction services contract.
- Critical Evaluation of Services to be rendered and **reduction of overall fee by \$150K.**
- Periodic Design Review: Utilized its extensive experience in code compliance for **savings of \$40K.**
- Contract Conformance Management: Helped County **avoid overpayments of approximately \$40K.**
- Coordination with Local Building Authority: Negotiated a compromise to noncompliant egress requirements by utilizing an innovative design solution which **saved the County \$150K.**
- Constructability Review: Through its regular and comprehensive constructability reviews during the design phases, **Broaddus & Associates identified and resolved numerous design deficiencies and realized basic cost savings of \$40K.**



Austin, TX (Headquarters)

College Station, TX

Dallas / Ft. Worth, TX

El Paso, TX

Hattiesburg, MS

Houston, TX

McAllen, TX

Tupelo, MS

San Antonio, TX

Washington, DC

800.786.8689

BroaddusUSA.com

THE
BROADDUS
C O M P A N I E S

We exist to advocate for owners and
dramatically improve the building process