

**Waller County Tabulation
Bid 25-002
Construction of Justice Center Vehicle Maintenance Garage**

Recommended: Gullo Commercial Construction LLC

Company	Bid Price	Completion Time in Days
Gullo Commercial Construction LLC Hockley, TX	\$1,552,809.00	190
Champion Ranchers Construction Waller, TX	\$1,645,793.43	365
Frost Construction Company, Inc. Humble, TX	\$1,697,000.00	210
Bass Construction Company, Inc. Rosenberg, TX	\$1,797,000.00	350
Shellback Construction, LLC Brenham, TX	\$1,821,986.00	180

J Edwards Concrete & Construction LLC - Disqualified due to not submitting references, bid bond and acknowledged and signed addendums, as required per the bid specifications

Bid 25-002
Construction of Justice Center Vehicle Maintenance Garage

Enclosure #2: Pricing

Total Bid

\$ 1,552,809.00 One Million Five Hundred Fifty-Two Thousand

Calendar days for completion

190

Eight Hundred and
Nine P.M.

Acknowledgement of Receipt of Addendum(s), if issued by Purchasing, to the Bid Document.

Addendum No 1 dated July 23rd 2025 Received DBA

Addendum No 2 dated July 25th 2025 Received DBA

Addendum No 3 dated _____ Received _____

Gullo Commercial Construction
Name of Respondent


Signature of Authorized Representative

Danny Gullo
Printed Name of Representative

Demo ADD Alternate : \$ 5,500.00

• Demo existing site conditions per
site visit

- fence
- shed
- mow strip

THE AMERICAN INSTITUTE OF ARCHITECTS

AIA Document A310 Bid Bond

KNOW ALL MEN BY THESE PRESENTS, THAT WE Gullo Commercial Construction, LLC
22787 Nichols Sawmill Road, Hockley, TX 77447

as Principal, hereinafter called the Principal, and Harco National Insurance Company
4200 Six Forks Road, Suite 1400, Raleigh, NC 27609

a corporation duly organized under the laws of the State of IL

as Surety, hereinafter called the Surety, are held and firmly bound unto Waller County

as Obligee, hereinafter called the Obligee, in the sum of Five Percent of the Greatest Amount Bid

Dollars (\$ 5% G.A.B.),
for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs,
executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for Construction of Justice Center Vehicle Maintenance Garage - BID
25-002

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with
the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or
Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt
payment of labor and materials furnished in the prosecution thereof, or in the event of the failure of the Principal to enter
such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the
penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith
contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise
to remain in full force and effect.

Signed and sealed this 7th day of August, 2025

C. Fair

(Witness)

Gullo Commercial Construction, LLC

(Principal)

(Seal)

By: *[Signature]*

owner/manager
(Title)

Harco National Insurance Company

(Surety)

By: *[Signature]*

Attorney-in-Fact Michele M Bonnin



(Title)

Surety Phone No.

**POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY**

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

Bond # Bid Bond

Principal Gullo Commercial Construction, LLC

Obligee Waller County

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

Michele M Bonnin

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, including but not limited to Proposal Bonds and Consents of Surety, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 3rd day of June 2025 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 3rd day of June 2025.

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, including but not limited to Proposal Bonds and Consents of Surety, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents
on this 7th day of August, 2025



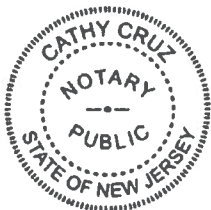
STATE OF NEW JERSEY
County of Essex

Michael F. Zurcher
Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

STATE OF ILLINOIS
County of Cook



On this 7th day of August, 2025, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz a Notary Public of New Jersey
My Commission Expires April 16, 2029

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 7th day of August, 2025

Irene Martins, Assistant Secretary

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact Harco National Insurance Company at:

1-800-333-4167

You may also write to: Harco National Insurance Company c/o IAT Surety at:

**Attn: Claims Department
One Newark Center, 20th Floor
Newark, NJ 07102**

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

**P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov**

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the agent or the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR BOND:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede comunicarse con su Harco National Insurance Company al:

1-800-333-4167

Usted tambien puede escribir a Harco National Insurance Company c/o IAT Surety at:

**Attn: Claims Department
One Newark Center, 20th Floor
Newark, NJ 07102**

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

**P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov**

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU FIANZA DE GARANTIA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

Bidder's Business Information Sheet

By submitting a Bid, Bidder is seeking to enter into a legal contract with the County. As such, a Bidder must be an individual or a legal business entity capable of entering into a binding contract. Bidders must completely and accurately provide the information requested below or your Bid may be deemed non-responsive.

Name of Company:

Gullo Commercial Construction LLC

Type of Business (please check one):

- ☐ Individual/Sole Proprietor
- ☐ Corporation
- ☒ Limited Liability Company
- ☐ Partnership
- ☐ Other

If other, please specify _____

State of Incorporation (if applicable): Texas

Federal Employer Identification Number: _____

Principal Place of Business Address: 22787 Nichols Sawmill Rd
Hockley TX 77447

Name and Address for Notices to be Sent Under Contract General Terms and Conditions Section 18.19:

Gullo Commercial Construction Attn: Danny Gullo
22787 Nichols Sawmill Rd. Hockley, TX 77447

List any other names the Company uses, or is known by (dba, aka, etc.):

Gullo Commercial Construction 8/6/25
Company Name Date

Danny Gullo
Signature of Authorized Company Official

Danny Gullo
Printed Name

Contract Special Terms and Conditions

Bidder must clearly identify on this form whether it requests any Special Terms and Conditions that deviate from the Bid Documents, including the Contract Documents, or any other requirements contained in the IFB. Complete and detailed information regarding deviations must be clearly identified on this form. The County will consider any Special Terms and Conditions in its Contract award decision, and reserves the right to accept or reject a Bid based upon any submitted deviation.

In the absence of the identification on this form of requested deviations, Bidder must fully comply with the Bid Documents and Contract Documents and all other requirements associated with this IFB if awarded a Contract under this IFB. A deviation will not be effective unless it is accepted by the County. The County may, in its sole discretion, seek clarification from and/or communicate with Bidder(s) regarding any submitted deviation, consistent with general procurement principles of fair competition. The County reserves the right to accept or reject a Bid based upon any submitted deviation.

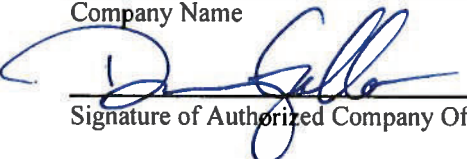
Please mark one of the following:

☐ Bidder requests NO deviations.

☒ Bidder requests deviations.

Specifically identify the language and location or section of the Bid Documents and/or Contract Documents that Bidder is requesting a deviation from, and provide the specific language to be substituted as Special Terms and Conditions. **Attach the sheet(s) containing the requested deviations to this form.**

Gullo Commercial Construction
Company Name


Signature of Authorized Company Official

8/6/25
Date
Danny Gullo
Printed Name



GULLO COMMERCIAL CONSTRUCTION

22787 Nichols Sawmill Rd
Hockley, Texas 77447

T (832) 580-2260

8/7/25

To Whom it May Concern:

Items we (Gullo Commercial) would like to discuss regarding the contract.

- Contract Sheet and §3.2: would like to replace "completion" with "Substantial Completion" in line 4 of the section - request to change "finally complete construction" to "Substantially Complete construction" in the paragraph under the chart of amount of contract
- §4.16: This is the warranty, but it does not state a time period. – to clarify The warranty hereunder shall be for a period of one year from Substantial Completion of the Project."
- §18.11: would like to add "owner" after "subcontractor's in line 1
- Would like to request to add a mutual waiver of consequential damages: "County and Contractor hereby waive all claims against each other for all consequential, special and indirect damages arising out of or related to the Agreement. However, nothing herein precludes County's ability to assess liquidated damages."

Contract Sheet

**Contract Sheet
Bid 25-002**

**THE STATE OF TEXAS
COUNTY OF WALLER**

This Contract is made and entered into on the 7 day of August, 2025, by and between Waller County, Texas, a political subdivision of the State of Texas ("County"), acting through County Judge Carbett "Trey" Duhon, III by virtue of an order of Waller County Commissioners Court, and Gullo Commercial Const. LLC of the City of Hockley, County of Montgomery, and State of Texas ("Contractor") (referred to individually as "Party," and collectively as "Parties").

In consideration of the promises, performances, payments, and agreements set forth herein, Contractor hereby agrees to commence and complete the following Project: **Construction of Justice Center Vehicle Maintenance Garages for Waller County**, and all Work in accordance with the Contract Documents, which are incorporated herein by reference and made a part hereof for all purposes as if each were set out at length, word for word, and the County agrees to pay the Contractor the total amount of:

\$ 1,552,809.00	One Million Five Hundred Fifty-two Thousand Eight Hundred and Nine Dollars
(Figures)	(Words)

The Contractor hereby agrees to commence work on the date specified in the written Notice to Proceed to be issued by the County, and to finally complete construction of the improvements, as required by the Contract Documents within 190 calendar days. Waiver of any breach of this Contract shall not constitute waiver of any subsequent breach.

In consideration of the award and execution of this Contract, and in consideration of the waiver of its right to attorney's fees by the County, the Contractor knowingly and intentionally waives its right to attorney's fees under Texas Local Government Code Section 271.153 in any administrative proceeding, alternative dispute resolution proceeding, or litigation arising out of or connected to this Contract.

The County agrees to pay the Contractor from available funds for performance of the Contract in accordance with the Bind and provisions of the Contract Documents, subject to additions and deductions, as provided therein.

The County's payment obligations are payable only and solely from funds available for the purposes of this Contract.

It is further agreed that this contract shall not become binding or effective until signed by the parties hereto and a purchase order authorizing the items desired has been issued.

Although drafted by the County, the Contract, in the event of any disputes over its meaning or application, shall be interpreted fairly and reasonably, and neither more strongly for nor against either Party.

This Contract is executed to be effective upon the date of the last signature affixed hereto.

The undersigned, by their signature, represents that they are authorized to bind the Contractor to fully comply with the Contract. The Contractor, by signing below, acknowledges that they have read the entire Contract, and agree to be bound by the terms contained therein.

Approved this 7 day of August 20 25.

Waller County, Texas

County Judge, Carbett "Trey" Duhon, III

Date


By: Signature of Contractor

8/7/25
Date

Danny Gubb owner/member
Printed Name and Title of Signatory

ATTEST

Debbie Hollan, County Clerk



GULLO COMMERCIAL
CONSTRUCTION

Statement of Interest and Qualifications

● *August 7th, 2025*



To Whom It May Concern,

We want to say thank you for allowing the Gullo Commercial Construction team the opportunity to provide this interest and qualifications package for your construction service requirements for the future Waller County Justice Center Vehicle Maintenance Garage.

We believe teamwork, honesty, and leadership are the keys to making great things happen. Unity is strength, strength builds trust, and trust builds great results. Successful project resolution that exceeds expectations and meets goals comes from a structured, focused mindset. With our 'PUREST' core principles (professionalism, unity, responsiveness, excellence over easy, 100% strong, transparency) we feel confident in our team to elevate the construction experience.

We believe a handshake is more than a promise: it's our signature. The fabric of our being is in our client's trust. You can see it in our work and our long-term commitment to our past clients and to the innovation in the commercial construction industry.

Once again thank you for this opportunity, we would be greatly honored to be part of your construction team. We look forward to hearing from you soon.

Respectfully Submitted,



DANNY GULLO

Owner, Gullo Commercial Construction

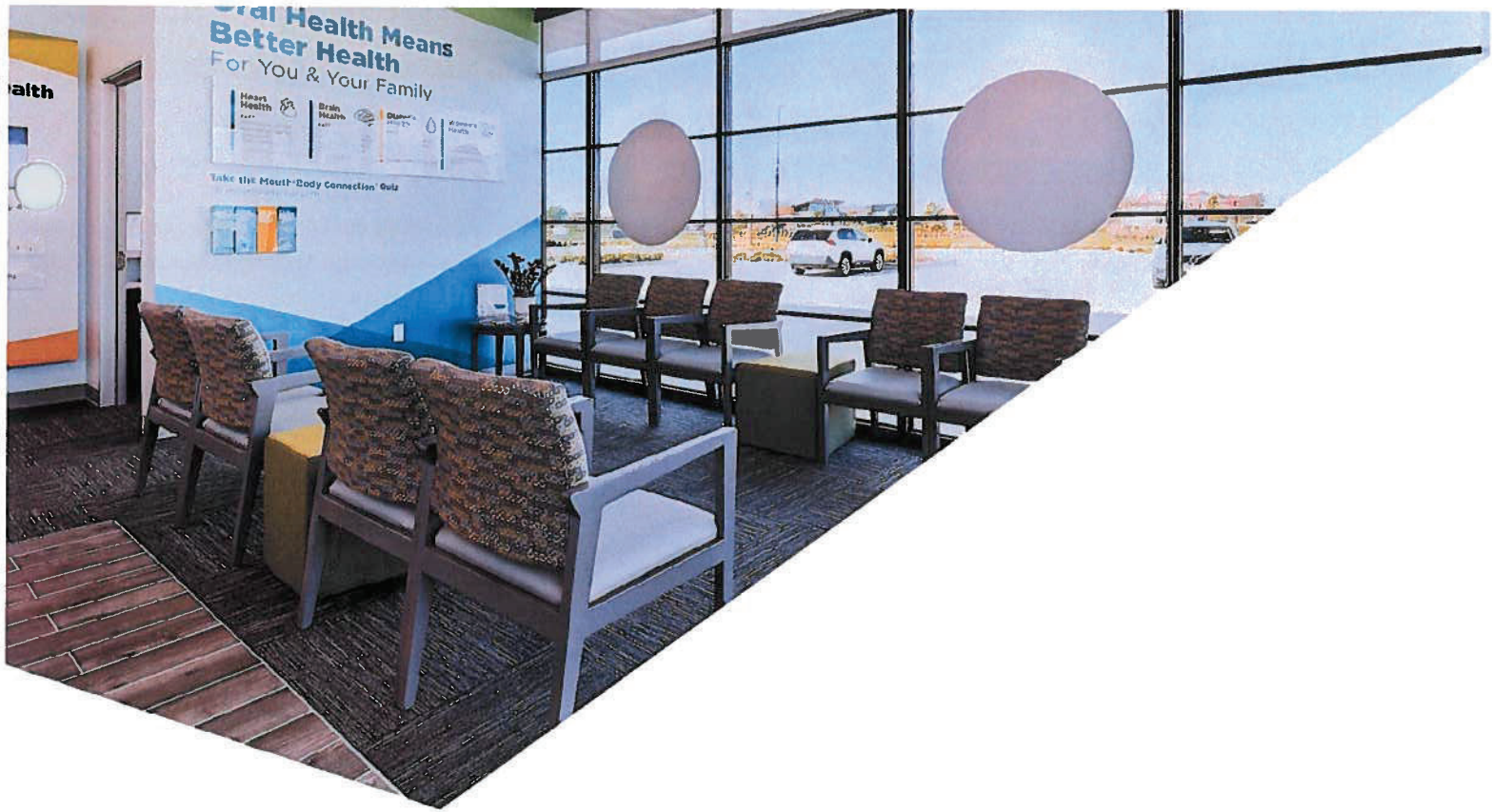


An aerial photograph of a modern construction site. In the foreground, a large, single-story building with a dark brick exterior and a complex, multi-gabled roof is under construction. The roof features sections of corrugated metal and dark shingles. To the right of the building, a long, covered walkway or ramp structure is visible. The building is surrounded by a newly paved parking lot with white and red painted lines. Several vehicles, including pickup trucks and cars, are parked in the lot. In the background, there are green fields, trees, and other commercial buildings under a blue sky with wispy clouds. The overall scene depicts a well-planned and modern construction project.

Elevating the
Construction
Experience.

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QUALIFICATIONS STATEMENT

Why is Gullo Commercial the right choice for your construction service needs?

At Gullo Commercial, we strive to be a breath of fresh air in the construction industry, with a mission to “Elevate the Construction Experience one client at a time.” We achieve this by following our PUREST core principles, ensuring fluid communication, adaptability, and teamwork.

Every project presents challenges, but we approach these with a positive, solutions-oriented mindset. For instance, when a low water pressure issue arose on a recent project, our project manager’s persistence and innovative thinking led to significant cost savings for our client. This kind of resourcefulness reflects our commitment to delivering value beyond expectations.

Our dedication to building strong client relationships is equally crucial. Long-standing partnerships with clients like Brazos Valley Schools Credit Union, Pacific Dental Services, and Pinecroft Realty demonstrate the loyalty and quality we bring to every project. By consistently exceeding expectations, we foster long-term relationships that contribute to our continued success.

With our proven track record, strong client relationships, and dedication to delivering exceptional results, Gullo Commercial is the ideal partner for the Waller County team and construction needs.

The undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO

Waller County
County Clerk's Office

SUBMITTED BY

Gullo Commercial Construction LLC
22787 Nichols Sawmill Rd.
Hockley, TX 77447

Owner: Danny Gullo

Type of Business: Commercial General Contractor

Years in Business: 12.5 years

Possible Self-performed Work by GCC:

- Casework
- Toilet partition installation
- Toilet accessories installation
- General rough carpentry
- Site maintenance
- Concrete scopes

Claims and Suit:

- GCC has **never** failed to complete a project that was awarded to us, nor have any of GCC's officers ever failed to complete a project.
- GCC has **NO** judgments, claims, arbitration proceedings, or suits pending or outstanding against the firm or its officers.
- GCC has **never filed** any lawsuit or requested arbitration regarding a contract.

Safety Program: JPW Safety Inc. (Safety Director)

- Workers' Compensation EMR: 0.95
- OSHA Records: No recordable accidents in the last ten years.

Insurance Coverage: Please see Sample Insurance Certificate.

Bonding: Surety letter provided.

Criminal History: No owner or operator has been convicted of a felony.

Financial Capacity: Individual bond capacity of \$15 million and \$30 million aggregate (reference bond letter).



BOWEN, MICLETTE & BRITT INSURANCE AGENCY, LLC
2800 NORTH LOOP WEST, SUITE 1100
HOUSTON, TEXAS 77092
TELEPHONE (713) 880-7100
FACSIMILE (713) 880-7149

Re: Gullo Commercial Construction, LLC
22787 Nichols Sawmill Rd.
Hockley TX 77447

To Whom it May Concern:

We are pleased to confirm our surety bond relationship with Gullo Commercial Construction, LLC (Gullo). We, as agent and Harco National Insurance Company (Harco), as surety, consider Gullo a valued client and hold them in our highest regard.

Over its years in business, Gullo has managed an impressive portfolio of successfully completed projects. They have bid or negotiated jobs under a variety of different delivery methods and have been awarded contracts that were completely turnkey, Design Build, Construction Management at Risk (CMAR), Unit Price, Lump Sum or Time and Materials. Gullo has performed these obligations in an exemplary manner.

Subject to normal underwriting conditions and the satisfactory review of contract terms and conditions, Harco Surety has expressed a willingness to consider single jobs of \$15,000,000 within an aggregate program cost to complete of \$30,000,000. As always, Harco reserves the right to underwrite the risk at the time of the request including, without limitation, approval of relevant contract documents, bond forms and project financing.

This letter is intended to be a bonding reference. It is not an assumption of liability, nor is it to be construed as a bid, performance, or payment bond. The decision to bond is between the contractor and surety and neither we nor surety assume any liability to third parties or to you if for any reason Gullo Commercial Construction does not execute said bonds.

It is our pleasure and privilege to recommend Mr. Danny Gullo and Gullo Commercial Construction, LLC for your consideration.

Edward Arens
Sr. Vice President, Surety
Bowen, Miclette & Britt Insurance Agency, LLC

ADDITIONAL SAFETY INFORMATION

James White, CSP, is our Safety Director, and his expertise, along with our team's commitment to safety, is truly commendable. The structured safety program James has outlined reflects a proactive approach to ensuring a safe work environment on all projects. His efforts in conducting regular inspections and holding all involved parties accountable demonstrate a strong commitment to safety standards. Moreover, the provision of regular safety meetings and educational opportunities underscores our dedication to keeping our team informed and up to date with safety protocols.

Achieving zero OSHA recordable accidents and maintaining a minimum Workers' Compensation Modifier is a remarkable accomplishment. It speaks volumes about the effectiveness of our safety program and the emphasis placed on creating a safe atmosphere for everyone involved. James White's leadership has been pivotal in establishing and maintaining such a high standard of safety within our organization.

Board of Certified Safety Professionals

upon the recommendation of the Board of Certified Safety Professionals,
by virtue of the authority vested in it, has conferred on

James P White

the credential of

Certified Safety Professional

and has granted the title as evidence of meeting the qualifications and passing
the required examination so long as this credential is not suspended or revoked
and is renewed annually and meets all recertification requirements.


David P. Johnson
Board President


Christy Nelson
Board Secretary



March 17, 2014

Date Issued

CSP-24797

Credential Number

The digital badge is the official documentation of the certificate.





KEY PERSONNEL for Waller County Vehicle Maintenance Garage

Danny Gullo

Owner | Lead Estimator

EDUCATION

Texas A&M University

Bachelor of Science in Construction Science, Cum Laude

EXPERIENCE

With over 22 years in the construction industry, Danny Gullo offers extensive expertise and a deep understanding of a wide range of construction projects. His experience highlights his dedication, adaptability, and capacity to manage complex construction endeavors effectively.

Owner & Founding Member

As a founder, Danny is committed to fostering a company culture grounded in professionalism, unity, responsiveness, excellence, strength (100% strong), and transparency. These core principles not only define the identity of Gullo Commercial but also contribute to building a cohesive and high-performing team. Danny's leadership by example, focusing on action rather than words, has established Gullo Commercial as a trusted and respected name in the construction industry.

Lead Estimator

Danny has mastered a variety of key responsibilities in his role as Lead Estimator, including:

- **Preliminary Budgeting:** Estimating project costs early on to guide client financial planning.
- **Bidding Processes:** Leading the solicitation of bids from subcontractors and suppliers to secure the best prices and terms for each project.
- **Procurement:** Professionally reviewing and selecting subcontractors and suppliers to build a winning project team.
- **Value Engineering (VE):** Optimizing value through function-cost assessments, often achieving cost savings without compromising quality.
- **Takeoffs:** Quantifying materials based on project plans for accurate cost estimation and procurement.
- **Project Execution Strategies:** Developing comprehensive plans for scheduling, resource allocation, risk management, and stakeholder coordination to ensure timely and successful project completion.

Each of these elements requires meticulous planning, attention to detail, and effective coordination to keep projects on track, meet quality standards, and stay within budget and timeline constraints.

RELEVANT PROJECT EXPERIENCE

Danny has led numerous projects, including but not limited to:

- **Montgomery County ESD No. 14 Timber Lakes Volunteer Fire Department #141**
New Fire Station Facility for Timber Lakes VFD
Architect: EiKON Consulting Group LLC
- **A.V. 'Bull' Sallas Park – Montgomery County Pct. 4**
Ballfield and Park Ground Renovation for Montgomery County Pct. 4 of 17 acres of park area
Architect: M2L Associates Inc.
- **Calder Business Park**
5-acre development with multiple flex space buildings
Architect: CD Paragon, PLLC
- **BVSCU Cross Creek Ranch, BVSCU Lamar, BVSCU Admin Training Room, etc.**
Multiple new branch buildings and multiple existing branch renovations
Architect: BlueLine Architects
- **Equine Partners**
New Equine Veterinary Facility – Design-Build
Architect: Element Architects
- **Elevate Charter School**
21,000 SF building conversion from church to school with 9000 SF second building renovation and exterior improvements
Architect: Element Architects

In addition, Danny has significant experience in medical construction, managing both ground-up and renovation projects ranging from \$100K to \$75M



Clay Firby

Project Manager / Estimator

EXPERIENCE

With over 35 years of experience in the construction industry, Clay brings a wealth of knowledge and expertise to every project. His extensive tenure reflects his dedication, adaptability, and leadership. Over the course of his career, Clay has witnessed and adapted to significant changes within the industry, solidifying his reputation as an exceptional leader. His ability to apply core company principles with precision and care makes a substantial difference in project outcomes. Clients and teams alike find reassurance in Clay's presence at the helm, knowing his mastery elevates the standards and possibilities for every project.

Key Responsibilities

- **Management Lead for All Project Managers:** Overseeing and guiding the work of project managers across multiple projects.
- **Generating Project Schedules:** Developing timelines and schedules to ensure the project progresses through each phase efficiently.
- **Pre-Construction Meetings:** Leading meetings before the project begins to align stakeholders on goals, expectations, and logistics.
- **Project Progress Meetings:** Conducting regular meetings to update owners and subcontractors on project status and address any issues.
- **Assembling and Reviewing Project Submittals:** Ensuring subcontractors and suppliers provide required documentation in compliance with project standards.
- **Pay Application Generation:** Preparing applications for payment based on completed work for timely financial processing.
- **Subcontract Evaluation, Negotiation, and Drafting:** Reviewing and negotiating subcontractor proposals, ensuring fair and comprehensive contract terms.
- **Project Proposal & Contingency Modifications:** Managing and adjusting project plans or budgets as needed.
- **Material Ordering & Subcontract Procurement:** Coordinating the timely procurement of materials and services to avoid delays.
- **Subcontractor Coordination:** Overseeing and ensuring smooth coordination among various subcontractors and trades.
- **Project Quality Control:** Monitoring construction quality and ensuring compliance with standards and specifications.
- **Project Budget Control:** Managing costs to ensure projects remain within budget while maintaining high standards.
- **Weekly or Biweekly Site Visits:** Conducting regular on-site inspections to monitor progress and address any on-site challenges.
- **Owner Communication:** Maintaining clear and open communication with the project owner, providing updates and addressing concerns.

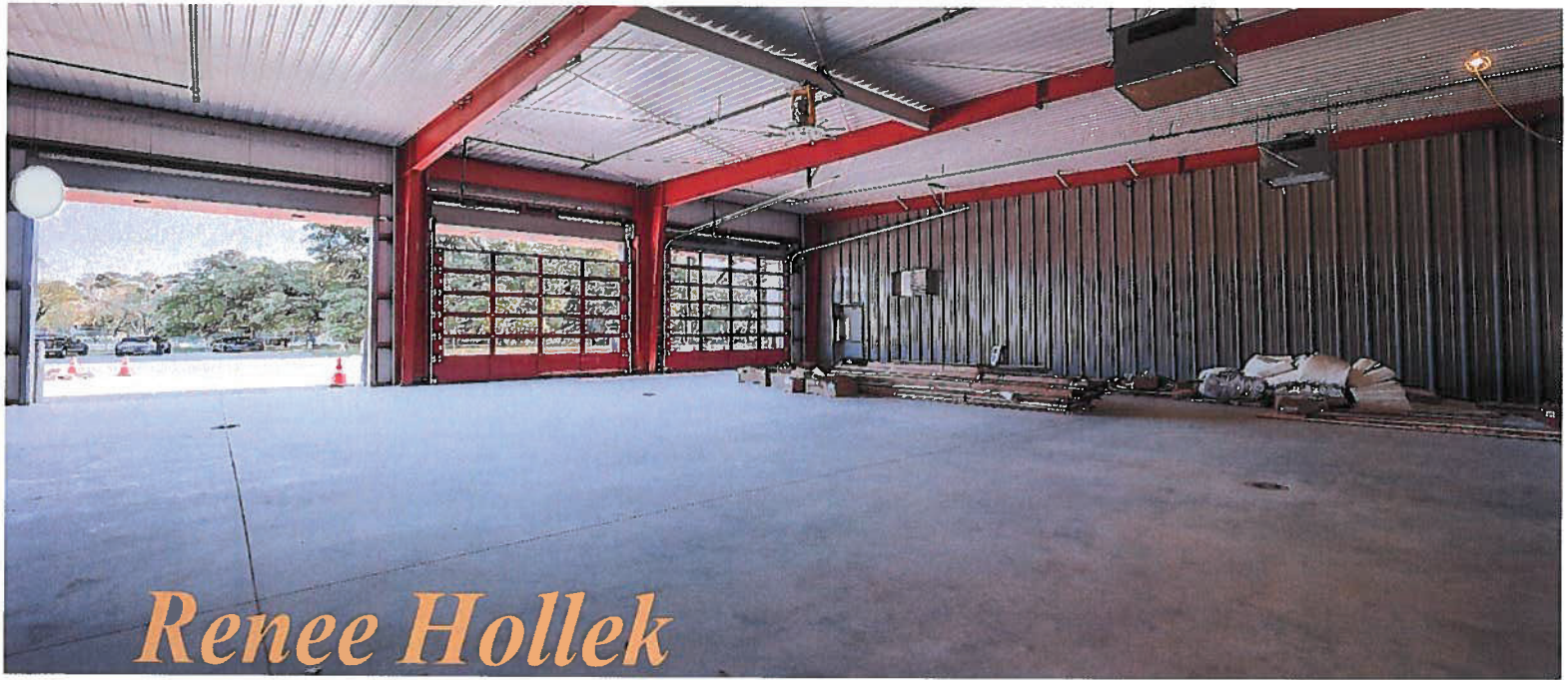
RELEVANT PROJECT EXPERIENCE *(Including but Not Limited To)*

- **BVSCU Katy Branch, BVSCU Lamar Branch**
Role: Project Manager
Description: *New branch construction*
Architect: BlueLine Architects
- **Calder Business Park**
Role: Project Manager / Estimator
Description: *5-acre development with multiple buildings*
Architect: CD Paragon, PLLC
- **Montgomery County ESD No. 14 Timber Lakes Volunteer Fire Department #141**
Role: Project Manager / Estimator
Description: *New Fire Station Facility for Timber Lakes VFD*
Architect: EiKON Consulting Group LLC
- **Pasadena ISD**
Role: Project Manager / Superintendent
Description: *New elementary school and two-story addition to the Pasadena ISD Admin building*
- **Harris County Fire Department Complex in Katy**
Role: Superintendent
Description: *New maintenance building, two-story Fire Station #5, and two-story Administrative Building*
- **Elevate Charter School**
Role: Project Manager / Estimator
Description: *21,000 SF building conversion from church to school with 9000 SF second building renovation and exterior improvements*
- **Davila Middle School**
Role: Project Manager
Description: *100,000 SF new middle school*

Additional Experience

Clay has over 37 years of experience in public education projects (K-12 and colleges), multi-story buildings with parking garages, and all facets of commercial construction. Project values range from \$50K to \$80 million.





Renee Hollek

Project Engineer | Administrator

EXPERIENCE

With over 8 years of experience as a Project Engineer, Renee has demonstrated a strong commitment to the field. Her emphasis on excellent customer service and maintaining a positive, optimistic attitude adds significant value to projects that rely on effective communication and relationship-building. Renee's focus on document organization ensures smooth project operations, contributing to efficiency and the easy accessibility of essential information. Her combination of technical skills and a customer-centric approach makes her a valuable asset to any project team.

Project Engineer Responsibilities

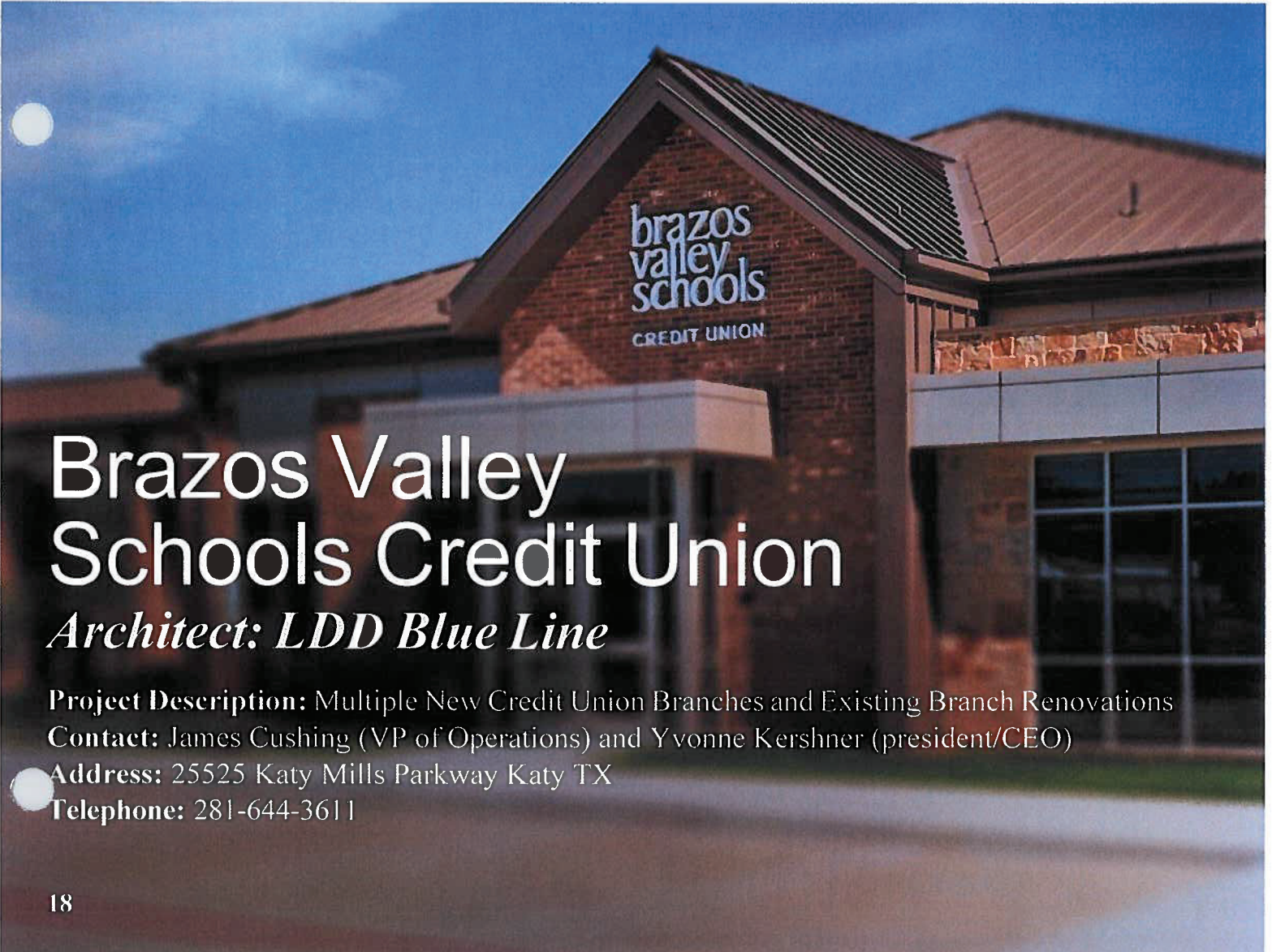
- **Submittal Creation and Log:** Submittal Creation and Log: Creating and managing submittals to ensure compliance with project requirements and maintaining a log for tracking.
- **Pay Application Generation:** Preparing and submitting payment applications based on completed work to facilitate timely payments.
- **Waiver Collection:** Gathering waivers or lien releases from subcontractors and suppliers, ensuring proper documentation for the payment process.
- **Meeting Documentation:** Accurately documenting discussions, decisions, and action items from project meetings for reference and accountability.
- **Closeout Documentation:** Organizing and managing all necessary documents required for project closure, ensuring compliance with completion procedures.
- **Insurance Certificate Organization:** Ensuring subcontractors and vendors provide valid insurance certificates in compliance with project standards.
- **RFI (Request for Information) Log:** Managing and organizing RFIs to maintain clarity and continuity throughout the project lifecycle.
- **Safety Log:** Maintaining a log to track safety incidents, inspections, meetings, training, and equipment checks to ensure a safe and compliant work environment.

Renee's role involves meticulous organization, documentation, and coordination among multiple stakeholders, ensuring smooth operations and compliance with industry standards. Her attention to detail, technical expertise, and effective communication are key drivers of project success.





Sample Projects & References



Brazos Valley Schools Credit Union

Architect: LDD Blue Line

Project Description: Multiple New Credit Union Branches and Existing Branch Renovations

Contact: James Cushing (VP of Operations) and Yvonne Kershner (president/CEO)

Address: 25525 Katy Mills Parkway Katy TX

Telephone: 281-644-3611



Company: Montgomery County ESD 14

Contact: Lanny Dreesen (President)

Telephone: 281-615-9287

Project Description: New Fire Station No 141
8000 SF - \$3.6M

Architect: EiKON Consulting Group LLC



Company: Texas Charter School Development

Contact: Ivan Zapata

Telephone: 832-267-2681

Project Description: Repeat Client, multiple character school projects. – Minor renovation to 21,000SF building conversion
\$500K to \$3.5M



Company: BayStar Polymers LLC

Contact: Michael Marks

Telephone: 281-474-6048

Project Description: Plant administration building renovations. - \$500K

Architect: BayStar in house architect



Company: Timber Lakes VFD

Contact: Chief Josh Kennedy

Telephone: 281-367-0373

Project Description: New Fire Station No 141
8200 SF - \$3.6M

Architect: EiKON Consulting Group LLC



Company: Tippit Dental Group and Flash Dental

Contact: Dr. Trey Tippit

Telephone: 713 465-1860

Project Description: Repeat Client, Multiple Office Build Outs and Renovations

Company: Calder Business Park

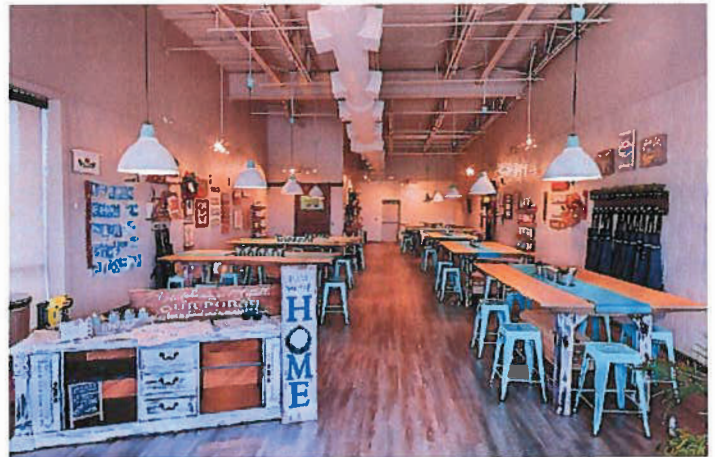
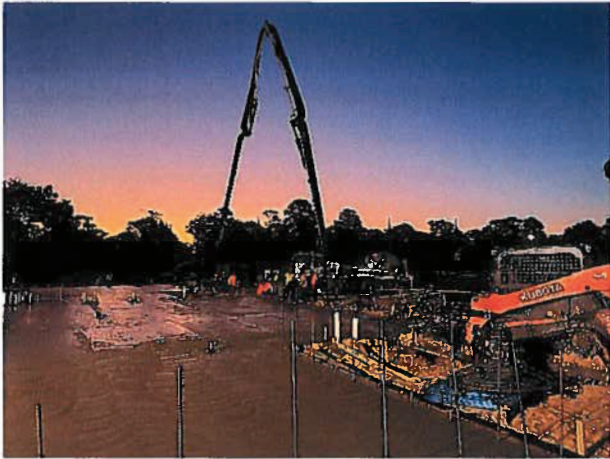
Contact: Shan Patel

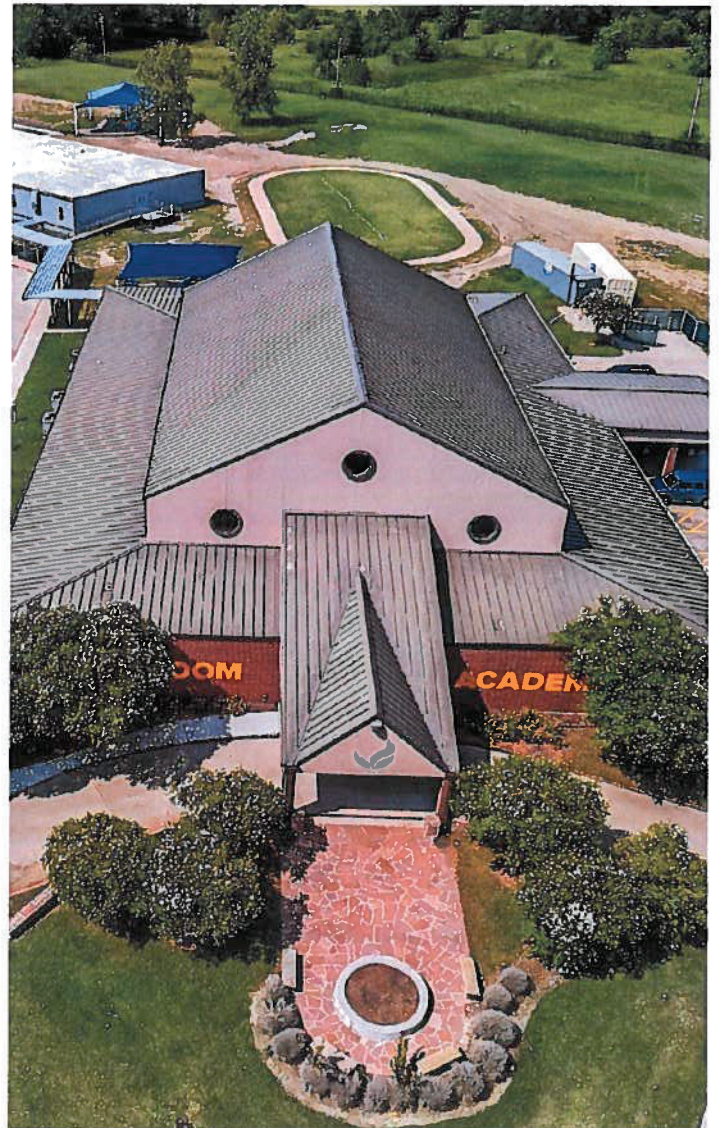
Address: 2801 Calder Rd League City TX

Telephone: 281-948-5352

Project Description: Flex space development – 5acre multiple flex space building.
\$4.5M

Architect: CD Paragon PLLC







Jaime Kovar
Waller County Procurement Director

July 25, 2025

TO: All Prospective Bidders

RE: Addendum No. 2 – Waller County Bid 25-002 – Construction of Justice Center Vehicle Maintenance Garage

Addendum 2:

Attached is addendum 2 provided by design firm that vendors are to utilize while preparing their solicitation response.

Vendor must sign and return Addendum 2 with bid submittal.

Gullo Commercial Construction

Company Name

[Signature]

Signature of person receiving addendum

8/6/25

Date

If you have any questions, please contact Jaime Kovar at: j.kovar@wallercounty.us

Sincerely,

[Signature]

Jaime Kovar
Waller County Procurement Director



Jaime Kovar
Waller County Procurement Director

July 23, 2025

TO: All Prospective Bidders

RE: Addendum No. 1 – Waller County Bid 25-002 – Construction of Justice Center Vehicle Maintenance Garage

Addendum 1:

Attached is addendum 1 provided by design firm that vendors are to utilize while preparing their solicitation response. Revisions include drawing sheets, clarifications, and Q&A #1.

Vendor must sign and return Addendum 1 with bid submittal.

Gello Commercial Construction
Company Name

[Signature] 8/6/25
Signature of person receiving addendum Date

If you have any questions, please contact Jaime Kovar at: j.kovar@wallercounty.us

Sincerely,

[Signature]

Jaime Kovar
Waller County Procurement Director