

SPECIAL CITY COUNCIL MEETING

Thursday, March 27, 2025 at 5:30 PM

Glen Rose City Hall, Council
Chambers, 201 NE Vernon, Glen
Rose, TX 76043



AGENDA

City Hall will be open to the public.

Live stream of this meeting is available on the City's Facebook and YouTube pages

CALL TO ORDER

INVOCATION

PLEDGES OF ALLEGIANCE

ROLL CALL

CITIZEN/VISITOR COMMENTS *(Limited to three minutes per person.)*

INDIVIDUAL ITEMS FOR CONSIDERATION

1. Discussion, consideration, and possible action on the bid award recommendation for the CDBG Project
2. Discussion, consideration, and possible action on the bid award recommendation for the NE Barnard Street Sidewalk Project
3. Discussion, consideration, and possible action on the bid award recommendation for the Lane Building Construction Manager at Risk
4. Discussion, consideration, and possible action regarding a street closure and allowing an alcohol permit within the street closure boundaries for a cornhole tournament held on April 12th 2025

MAYOR AND COUNCIL MEMBER REPORTS

EXECUTIVE SESSION

In accordance with the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, in accordance with:

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

ADJOURN

Note: The Glen Rose City Council may convene into Executive Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts

and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development). for a purpose, such closed session is allowed under Chapter 551, Texas Government Code.

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in the is meeting should contact the City Secretary's office at (254) 897-2272 x 201 at least 48 hours prior to the meeting to request such assistance.

CERTIFICATION

I, the undersigned authority, do hereby certify that this NOTICE OF MEETING was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance of the City of Glen Rose City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at www.glenrosetexas.org and said notice was posted on the following date and time: **Monday, March 24, 2025, by 05:00 PM** and remained posted for at least two hours after said meeting was convened.

Veronica Welch, City Secretary

Certification of NOTICE OF MEETING was removed on: _____ at _____ am/pm
by _____ . _____



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	March 27, 2025		
AGENDA SUBJECT:	Discussion, consideration, and possible action on the bid award recommendation for the CDBG Project		
PREPARED BY:	Veronica Welch, City Secretary	DATE:	03/24/2025
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
RECOMMENDED ACTION:			

VICTOR ACUY, P.E.
RICHARD A. DORMIER, P.E.
JOHN D. GATTIS, A.I.A.
MARK D. HILL, P.E.
MICHAEL K. STACEY, P.E.
LARRY J. FREEMAN, P.E.

March 12 2025

Mr. Joe Boles
Mayor
City of Glen Rose
201 NE Vernon
Glen Rose, Texas 76043

Re: Recommendation of Award – TxCDBG Paving Improvements Project

Dear Mayor Boles:

On Thursday, February 27, 2025, at 10:30 a.m., sealed bids for the above-referenced project were officially received at Glen Rose City Hall. The bidding process was conducted in accordance with all applicable regulations and procedures to ensure a fair and competitive selection of a qualified contractor. A total of three (3) contractors submitted sealed bids for the completion of the TxCDBG Paving Improvements project. The scope of work outlined in the bid documents included a base bid for sidewalk improvements on Webster Street, as well as two additive alternate bids: Additive Alternate #1 for Clay Street and Additive Alternate #2 for 3rd Street.

Following a thorough review of the submitted proposals, it was determined that ML Contracting, based in San Antonio, Texas, was the lowest responsive and responsible bidder for all components of the project. The breakdown of their bid is as follows:

- **Base Bid (Webster Street):** \$122,065.25
- **Additive Alternate #1 (Clay Street):** \$105,723.00
- **Additive Alternate #2 (3rd Street):** \$124,365.50

Given that ML Contracting submitted the lowest bid across all categories, Freeman-Millican, Inc. has carefully reviewed their qualifications, experience, and previous performance on similar projects. ML Contracting has successfully completed multiple projects funded by the Texas Department of Agriculture without any reported complaints or performance issues. Their work history demonstrates their ability to deliver quality infrastructure improvements in a timely and professional manner.

In light of these findings, Freeman-Millican, Inc. strongly recommends awarding the contract for the TxCDBG Paving Improvements project—including the base bid and both additive alternates—to ML Contracting for a total contract amount of **\$352,153.75**. This recommendation is made with full confidence in the contractor's ability to execute the project effectively while meeting all specified requirements. We appreciate the opportunity to support the City of Glen Rose in this important infrastructure improvement initiative. Please let us know if any further information or discussion is needed to facilitate the contract award process.

Sincerely,



Carlos A. Aguilar
Director of Business Development
Freeman-Millican, Inc.

BID TABULATION - GENERAL CONTRACTOR

OWNER: CITY OF GLEN ROSE	Contractor ML Contracting, Inc.	Contractor TexasChile, Inc.	Contractor Gosdin's Dozer Svc
PROJECT: TxCDBG Paving Improvements Project	Address 126 Lanark Drive Suite E	Address 2605 River Slate Ct.	Address P.O. Box 123
ENGINEER: Freeman-Millican, Inc.	City, State San Antonio, Tx 78211	City, State Kingwood, Tx 77345	City, State Rainbow, Tx 76077
BID DATE: 27-Feb-25	Phone 210-663-9745	Phone 713-397-0230	Phone 254-897-3649

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
P.1	For furnishing all materials, labor and equipment to mobilize and demobilize the complete project in place, limited to 3% of the total contract lump sum of	1	L.S.	20,000.00	\$20,000.00			15,000.00	\$15,000.00
P.2	For furnishing all materials, labor and equipment to sawcut existing pavement at Webster/2nd St complete in place, the sum of:	30	L.F.	3.25	\$97.50			8.13	\$243.90
P.3	For furnishing all materials, labor and equipment to mobilize and complete to sawcut existing pavement per plans to the sum of:	125	L.F.	3.25	\$406.25			7.80	\$975.00
P.4	For furnishing all materials, labor and equipment to mobilize and scarify, remove existing pavement and haul off spoils to the sum of:	103	C.Y.	125.00	\$12,875.00			68.88	\$7,094.64
P.5	For furnishing all materials, labor and equipment to mobilize install 2" HMAC driving surface plans to the sum of:	205	TON	270.00	\$55,350.00			350.27	\$71,805.35
P.6	For furnishing all materials, labor and equipment to mobilize to install Concrete Driveway per plans and details to the sum of	176	S.Y.	50.00	\$8,800.00			117.00	\$20,592.00
P.7	For furnishing all materials, labor and equipment to mobilize to install standard curb and gutter per details	978	L.F.	12.50	\$12,225.00			39.00	\$38,142.00
P.8	For furnishing all materials, labor and equipment to mobilize to install laydown curb and gutter per details	48	L.F.	50.00	\$2,400.00			39.00	\$1,872.00
P.9	For furnishing all materials, labor and equipment to mobilize to adjust existing manhole structure to finished grade per details	2	EA	1,100.00	\$2,200.00			1,750.00	\$3,500.00
P.10	For furnishing all materials, labor and equipment to mobilize to relocate existing fire hydrant assembly per plans	1	EA	1,250.00	\$1,250.00			750.00	\$750.00
P.11	For furnishing all materials, labor and equipment to mobilize to adjust valve box to finished grade	1	EA	250.00	\$250.00			750.00	\$750.00
P.12	For furnishing all materials, labor and equipment to mobilize to install traffic control and maintain residential access	1	L.S.	4,500.00	\$4,500.00			4,066.27	\$4,066.27
P.13	For furnishing all materials, labor and equipment to mobilize to install erosion control fencing	489	L.F.	3.50	\$1,711.50			4.43	\$2,166.27
	TOTAL AMOUNT OF BASE BID (Bid Items P.1-P.13)				\$122,065.25		180,227.50		166,957.43
	Bidder Position				1				2
	Time of Completion				45 Days		65 Days		50 Days

BID TABULATION - GENERAL CONTRACTOR

OWNER: CITY OF GLEN ROSE	Contractor ML Contracting, Inc.	Contractor TexasChile, Inc.	Contractor Gosdin's Dozer Svc
PROJECT: TxCDBG Paving Improvements Project - Additive Alternate #1 - Clay Street	Address 126 Lanark Drive Suite E City, State San Antonio, Tx 78211 Phone 210-663-9745	Address 2605 River Slate Ct. City, State Kingwood, Tx 77345 Phone 713-397-0230	Address P.O. Box 123 City, State Rainbow, Tx 76077 Phone 254-897-3649
ENGINEER: Freeman-Millican, Inc.			
BID DATE: 27-Feb-25			

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
P.1	For furnishing all materials, labor and equipment to sawcut existing pavement at Clay St/2nd St complete in place, the sum of:	30	L.F.	3.25	\$97.50			8.13	\$243.90
P.2	For furnishing all materials, labor and equipment to mobilize and scarify, remove existing pavement and haul off spoils to the sum of:	101	C.Y.	125.00	\$12,625.00			67.99	\$6,866.99
P.3	For furnishing all materials, labor and equipment to mobilize install 2" HMAC driving surface plans to the sum of:	201	TON	270.00	\$54,270.00			345.72	\$69,489.72
P.4	For furnishing all materials, labor and equipment to mobilize to install Concrete Driveway per plans and details to the sum of	279	S.Y.	50.00	\$13,950.00			117.00	\$32,643.00
P.5	For furnishing all materials, labor and equipment to mobilize to install standard curb and gutter per details	906	L.F.	12.50	\$11,325.00			39.00	\$35,334.00
P.6	For furnishing all materials, labor and equipment to mobilize to install laydown curb and gutter per details	12	L.F.	12.50	\$150.00			39.00	\$468.00
P.7	For furnishing all materials, labor and equipment to mobilize to adjust existing manhole structure to finished grade per details	2	EA	1,100.00	\$2,200.00			1,750.00	\$3,500.00
P.8	For furnishing all materials, labor and equipment to mobilize to adjust existing manhole structure to finished grade per details	2	EA	950.00	\$1,900.00			1,750.00	\$3,500.00
P.9	For furnishing all materials, labor and equipment to mobilize to concrete valley gutter per detail and per plans	28	L.F.	12.50	\$350.00			39.00	\$1,092.00
P.10	For furnishing all materials, labor and equipment to mobilize to relocate existing street sign per detail and per plans	28	EA	90.00	\$2,520.00			123.50	\$3,458.00
P.11	For furnishing all materials, labor and equipment to mobilize to adjust valve box to finished grade	1	EA	250.00	\$250.00			750.00	\$750.00
P.12	For furnishing all materials, labor and equipment to mobilize to install erosion control fencing	453	L.F.	3.50	\$1,585.50			4.55	\$2,061.15
P.13	For furnishing all materials, labor and equipment to mobilize to install traffic control and maintain residential access.	1	L.S.	4,500.00	\$4,500.00			3,935.10	\$3,935.10
	TOTAL AMOUNT OF ADD ALT BID 1 (Bid Items P.1-P.13)				\$105,723.00		175,616.50		163,341.86
	Bidder Position								
	Time of Completion				90 Days		65 Days		50 Days

BID TABULATION - GENERAL CONTRACTOR

OWNER: CITY OF GLEN ROSE	Contractor ML Contracting, Inc.	Contractor TexasChile, Inc.	Contractor Gosdin's Dozer Svc
PROJECT: TxCDBG Paving Improvements Project - Additive Alternate #2 - 3rd Street	Address 126 Lanark Drive Suite E City, State San Antonio, Tx 78211 Phone 210-663-9745	Address 2605 River Slate Ct. City, State Kingwood, Tx 77345 Phone 713-397-0230	Address P.O. Box 123 City, State Rainbow, Tx 76077 Phone 254-897-3649
ENGINEER: Freeman-Millican, Inc.			
BID DATE: 27-Feb-25			

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
P.1	For furnishing all materials, labor and equipment to sawcut existing pavement at 3rd St/Elm St and 3rd St/Bryan St complete in place the sum of:	60	L.F.	3.25	\$195.00			8.13	\$487.80
P.2	For furnishing all materials, labor and equipment to mobilize and scarify, remove existing pavement and haul off spoils to the sum of:	132	C.Y.	125.00	\$16,500.00			67.60	\$8,923.20
P.3	For furnishing all materials, labor and equipment to mobilize install 2" HMA driving surface plans to the sum of:	261	TON	270.00	\$70,470.00			346.11	\$90,334.71
P.4	For furnishing all materials, labor and equipment to mobilize to install Concrete Driveway per plans and details to the sum of	152	S.Y.	50.00	\$7,600.00			117.00	\$17,784.00
P.5	For furnishing all materials, labor and equipment to mobilize to install standard curb and gutter per details	1,486	L.F.	12.50	\$18,575.00			39.00	\$57,954.00
P.6	For furnishing all materials, labor and equipment to mobilize to install laydown curb and gutter per details	24	L.F.	12.50	\$300.00			39.00	\$936.00
P.7	For furnishing all materials, labor and equipment to mobilize to adjust existing manhole structure to finished grade per details	2	EA	950.00	\$1,900.00			1,750.00	\$3,500.00
P.8	For furnishing all materials, labor and equipment to mobilize to relocate existing fire hydrant assembly to finished grade per details	1	EA	950.00	\$950.00			750.00	\$750.00
P.9	For furnishing all materials, labor and equipment to mobilize to concrete valley gutter per detail and per plans	56	L.F.	12.50	\$700.00			39.00	\$2,184.00
P.10	For furnishing all materials, labor and equipment to mobilize to relocate existing street sign per detail and per plans	1	EA	90.00	\$90.00			123.50	\$123.50
P.11	For furnishing all materials, labor and equipment to mobilize to adjust valve box to finished grade	4	EA	250.00	\$1,000.00			750.00	\$3,000.00
P.12	For furnishing all materials, labor and equipment to mobilize to install erosion control fencing	453	L.F.	3.50	\$1,585.50			5.39	\$2,441.67
P.13	For furnishing all materials, labor and equipment to mobilize to install traffic control and maintain residential access.	1	L.S.	4,500.00	\$4,500.00			5,115.63	\$5,115.63
	TOTAL AMOUNT OF ADD ALT BID 2 (Bid Items P.1-P.13)				\$124,365.50		214,642.50		193,534.51
	Bidder Position								
	Time of Completion				90 Days		65 Days		80 Days



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	March 27, 2025		
AGENDA SUBJECT:	Discussion, consideration, and possible action on the bid award recommendation for the NE Barnard Street Sidewalk Project		
PREPARED BY:	Troy Hill, City Administrator	DATE:	03/24/2025
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
RECOMMENDED ACTION:			

VICTOR ACUY, P.E.
RICHARD A. DORMIER, P.E.
JOHN D. GATTIS, A.I.A.
MARK D. HILL, P.E.
MICHAEL K. STACEY, P.E.
LARRY J. FREEMAN, P.E.

March 12, 2025

Mr. Joe Boles
Mayor
City of Glen Rose
201 NE Vernon
Glen Rose, Texas 76043

Re: Recommendation of Award – NE Bernard Sidewalk Improvements

Dear Mayor Boles:

On **Thursday, February 27, 2025, at 11:00 a.m.**, sealed bids for the **NE Bernard St Sidewalk Improvements** project were officially received at **Glen Rose City Hall**. The bid opening process was conducted in full compliance with applicable regulations to ensure a fair and competitive selection of a qualified contractor for the project.

A total of **ten (10) contractors** submitted bids for this project, which includes the construction of a **4-foot-wide pedestrian walkway** along **NE Bernard St. / State Highway 144**, as well as **concrete curbs and detectable warning pavers** within residential rights-of-way. The scope of work is designed to enhance pedestrian accessibility and safety while improving overall infrastructure within the designated area.

Following a comprehensive review of all bids, the **three lowest apparent bidders** were identified as follows:

- **ML Contracting** – Base Bid Amount: **\$115,684.90** | Project Completion Time: **90 Days**
- **S-Co, Inc.** – Base Bid Amount: **\$131,075.00** | Project Completion Time: **45 Days**
- **HD Cooks' Rock Solid** – Base Bid Amount: **\$146,027.55** | Project Completion Time: **49 Days**

A detailed **bid tabulation summary** is attached for reference.

Upon evaluation of both cost and contractor qualifications, **ML Contracting** has been determined to be the **lowest responsible bidder**. The company has an established history of successfully completing similar sidewalk and pedestrian improvement projects across **North and Central Texas**, all of which were funded through various municipal and state programs. Notably, there have been **no reported complaints or performance issues** related to ML Contracting's work. Their extensive experience and proven track record make them a reliable choice for executing this project efficiently and in accordance with all specified requirements. Based on these factors, **Freeman-Millican, Inc.** formally recommends awarding the **NE Bernard St Sidewalk Improvements** project to **ML Contracting** for a total base bid amount of **\$115,684.90**.

We appreciate the opportunity to assist the **City of Glen Rose** in its efforts to enhance pedestrian infrastructure. Please feel free to reach out should you require any additional information or wish to discuss the next steps in the contract award process.

Sincerely,
FREEMAN - MILLICAN, INC.

A handwritten signature in black ink, appearing to be 'CA' with a long horizontal stroke extending to the right.

Carlos A. Aguilar
Project Manager

BID TABULATION - GENERAL CONTRACTOR																							
OWNER: CITY OF GLEN ROSE				Contractor Cam-Crete Contracting, LLC		Contractor Don Smith Concrete		Contractor HD Cook's Rock Solid, Inc.		Contractor JAAY Concrete Paving, Inc.		Contractor JR West Texas Concrete, LLC		Contractor Macias Specialty Contracting, LLC		Contractor ML Contracting, Inc.		Contractor S-Co, Inc.		Contractor Sullivan Contracting Services		Contractor Thomas II Development, LLC	
PROJECT: NE BERNARD SIDEWALK IMPROVEMENTS				Address 1118 Cashew Dr		Address 2740 Christine Ln.		Address 1741 N Hwy 377 Suite 133 Roanoak, Tx 76262		Address 6307 FM 1126		Address 108 S. Sherman Street		Address 2418 Cales Drive		Address 126 Lanark Drive Suite E San Antonio, Tx 78218 210-663-9745		Address 2329 CR 348		Address 104 East Road		Address 938 Kirnwood Drive	
ENGINEER: Freeman-Millican, Inc.				City, State Phone Venus, Tx 76084 214-514-0671		City, State Phone Midlothian, Tx 76065 972-374-7001		City, State Phone Roanoak, Tx 76262		City, State Phone Barry, Tx 75102 903-519-8423		City, State Phone Rice, Texas 75155		City, State Phone Arlington Tx, 76013 817-368-9456		City, State Phone San Antonio, Tx 78218 210-663-9745		City, State Phone Jewett, Texas 75846 940-249-2303		City, State Phone Stephenville Tx, 76401		City, State Phone Dallas, Tx 75232 469-781-7232	
BID DATE: 27-Feb-25																							
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
P.1	For furnishing all materials, labor and equipment to perform mobilization for the construction of project, the sum of:	1	L.S.	25,000.00	\$25,000.00	18,000.00	\$18,000.00	13,000.00	\$13,000.00	14,500.00	\$14,500.00	8,000.00	\$8,000.00	20,000.00	\$20,000.00	10,000.00	\$10,000.00	5,770.00	\$5,770.00	47,715.06	\$47,715.06	20,000.00	\$20,000.00
P.2	For furnishing all materials, labor and equipment to install Traffic Control per TxDOT Standards, including signage, barricades, flagmen and all appurtenances, complete in place, ~ the sum of:	1	L.S.	15,000.00	\$15,000.00	11,000.00	\$11,000.00	6,500.00	\$6,500.00	15,000.00	\$15,000.00	3,000.00	\$3,000.00	6,800.00	\$6,800.00	4,500.00	\$4,500.00	5,082.00	\$5,082.00	27,500.00	\$27,500.00	5,000.00	\$5,000.00
P.3	For furnishing all materials, labor and equipment necessary to install 4' wide by 4" thick concrete sidewalks, complete in place, ~ the sum of:	305	S.Y.	108.00	\$32,940.00	180.00	\$54,900.00	77.00	\$23,485.00	135.00	\$41,175.00	110.00	\$33,550.00	99.00	\$30,195.00	34.68	\$10,577.40	114.00	\$34,770.00	178.20	\$54,351.00	100.00	\$30,500.00
P.4	For furnishing all materials, labor and equipment necessary to install 4' wide by 8" thick concrete sidewalks – Option 2, complete in place, ~ the sum of:	115	S.Y.	125.00	\$14,375.00	250.00	\$28,750.00	100.00	\$11,500.00	162.00	\$18,630.00	115.00	\$13,225.00	180.00	\$20,700.00	92.00	\$10,580.00	175.00	\$20,125.00	28.70	\$3,300.50	130.00	\$14,950.00
P.5	Contingent Item for furnishing all materials, labor and equipment necessary to install additional 4' wide by 4" thick concrete sidewalks for tie-ins and adjustments as approved by the Engineer, complete in place, ~ the sum of:	15	S.Y.	125.00	\$1,875.00	193.00	\$2,895.00	91.00	\$1,365.00	144.00	\$2,160.00	180.00	\$2,700.00	600.00	\$9,000.00	81.00	\$1,215.00	250.00	\$3,750.00	198.00	\$2,970.00	200.00	\$3,000.00
P.6	For furnishing all materials, labor and equipment to install pedestrian crossing with handrails, complete in place, the sum of:	34	L.F.	1,000.00	\$34,000.00	750.00	\$25,500.00	228.00	\$7,752.00	225.00	\$7,650.00	380.00	\$12,920.00	1,500.00	\$51,000.00	750.00	\$25,500.00	363.00	\$12,342.00	242.65	\$8,250.10	1,000.00	\$34,000.00
P.7	For furnishing all materials, labor and equipment to install 1.5" diameter HDG schedule 40 handrail assembly, complete in place, the sum of:	34	L.F.	450.00	\$15,300.00	275.00	\$9,350.00	635.00	\$21,590.00	355.00	\$12,070.00	550.00	\$18,700.00	380.00	\$12,920.00	250.00	\$8,500.00	271.00	\$9,214.00	264.00	\$8,976.00	250.00	\$8,500.00
P.8	For furnishing all materials, labor and equipment to install ADA ramp per detail in sheet D101, complete in place, the sum of:	1	L.S.	4,500.00	\$4,500.00	1,500.00	\$1,500.00	1,200.00	\$1,200.00	3,000.00	\$3,000.00	5,000.00	\$5,000.00	6,450.00	\$6,450.00	2,700.00	\$2,700.00	2,170.00	\$2,170.00	5,500.00	\$5,500.00	2,500.00	\$2,500.00
P.9	For furnishing all materials, labor and equipment necessary to demolish exiting concrete structure, complete in place, ~ the sum of:	1	L.S.	1,500.00	\$1,500.00	1,000.00	\$1,000.00	1,000.00	\$1,000.00	800.00	\$800.00	1,000.00	\$1,000.00	19,000.00	\$19,000.00	4,500.00	\$4,500.00	978.00	\$978.00	2,750.00	\$2,750.00	20,000.00	\$20,000.00
P.10	For furnishing all materials, labor and equipment necessary to adjust water meter, ~ the sum of:	1	EA	750.00	\$750.00	1,000.00	\$1,000.00	800.00	\$800.00	400.00	\$400.00	2,000.00	\$2,000.00	850.00	\$850.00	1,100.00	\$1,100.00	1,328.00	\$1,328.00	2,750.00	\$2,750.00	1,000.00	\$1,000.00
P.11	For furnishing all materials, labor and equipment necessary to relocate water meter, ~ the sum of:	4	EA	6,500.00	\$26,000.00	3,000.00	\$12,000.00	1,200.00	\$4,800.00	1,500.00	\$6,000.00	2,500.00	\$10,000.00	1,325.00	\$5,300.00	700.00	\$2,800.00	1,022.00	\$4,088.00	3,850.00	\$15,400.00	2,500.00	\$10,000.00
P.12	For furnishing all materials, labor and equipment necessary to adjust cleanout, ~ the sum of:	2	EA	850.00	\$1,700.00	250.00	\$500.00	500.00	\$1,000.00	300.00	\$600.00	2,000.00	\$4,000.00	875.00	\$1,750.00	800.00	\$1,600.00	558.00	\$1,116.00	2,750.00	\$5,500.00	750.00	\$1,500.00
P.13	For furnishing all materials, labor and equipment necessary to adjust manhole cover to final grade, ~ the sum of:	1	EA	850.00	\$850.00	500.00	\$500.00	600.00	\$600.00	600.00	\$600.00	4,000.00	\$4,000.00	4,000.00	\$4,000.00	850.00	\$850.00	558.00	\$558.00	2,750.00	\$2,750.00	1,000.00	\$1,000.00
P.14	For furnishing all materials, labor and equipment necessary to relocate mailbox, ~ the sum of:	1	EA	750.00	\$750.00	500.00	\$500.00	650.00	\$650.00	300.00	\$300.00	1,800.00	\$1,800.00	900.00	\$900.00	400.00	\$250.00	558.00	\$558.00	1,320.00	\$1,320.00	800.00	\$800.00
P.15	For furnishing all materials, labor and equipment necessary to remove and replace street sign, ~ the sum of:	1	EA	1,000.00	\$1,000.00	500.00	\$500.00	650.00	\$650.00	300.00	\$300.00	2,000.00	\$2,000.00	1,900.00	\$1,900.00	950.00	\$950.00	883.00	\$883.00	1,320.00	\$1,320.00	1,000.00	\$1,000.00
P.16	For furnishing all materials, labor and equipment necessary to remove tree stomp and grind to final grade, ~ the sum of:	1	EA	1,500.00	\$1,500.00	500.00	\$500.00	1,800.00	\$1,800.00	2,000.00	\$2,000.00	1,900.00	\$1,900.00	1,500.00	\$1,500.00	1,500.00	\$1,500.00	836.00	\$836.00	1,237.50	\$1,237.50	2,500.00	\$2,500.00
P.17	For furnishing all materials, labor and equipment necessary to place grass sod, ~ the sum of:	300	S.Y.	16.00	\$4,800.00	18.00	\$5,400.00	17.00	\$5,100.00	9.00	\$2,700.00	10.00	\$3,000.00	6.00	\$1,800.00	18.00	\$5,400.00	12.00	\$3,600.00	12.38	\$3,714.00	25.00	\$7,500.00
P.18	For furnishing all materials, labor and equipment necessary to place seed, ~ the sum of:	300	S.Y.	5.00	\$1,500.00	9.00	\$2,700.00	10.00	\$3,000.00	9.00	\$2,700.00	2.00	\$600.00	5.50	\$1,650.00	17.00	\$5,100.00	3.00	\$900.00	3.96	\$1,188.00	25.00	\$7,500.00
P.19	For furnishing all materials, labor and equipment necessary to water sod and seed areas, ~ the sum of:	8	Week	500.00	\$4,000.00	200.00	\$1,600.00	4,500.00	\$36,000.00	1,250.00	\$10,000.00	1,000.00	\$8,000.00	210.00	\$1,680.00	2,000.00	\$16,000.00	2,154.00	\$17,232.00	1,210.00	\$9,680.00	1,000.00	\$8,000.00
P.20	For furnishing all materials, labor and equipment necessary to install curb and gutter, ~ the sum of:	165	L.F.	60.00	\$9,900.00	50.00	\$8,250.00	25.67	\$4,235.55	52.00	\$8,580.00	65.00	\$10,725.00	163.50	\$26,977.50	12.50	\$2,062.50	35.00	\$5,775.00	53.34	\$8,801.10	90.00	\$14,850.00
	TOTAL AMOUNT OF BID (Bid Items P.1-P.20)				\$197,240.00		186,345.00		146,027.55		149,165.00		146,120.00		224,372.50		115,684.90		131,075.00		214,973.26		194,100.00
	Bidder Position				8		6		3		5		4		10		1		2		9		7
	Time of Completion				90 Days		65 Days		49 Days		40 Days		75 Days		75 Days		90 Days		45 Days		60 Days		150 Days

BID TABULATION - GENERAL CONTRACTOR																							
OWNER: CITY OF GLEN ROSE				Contractor Cam-Crete Contracting, LLC		Contractor Don Smith Concrete		Contractor HD Cook's Rock Solid, Inc.		Contractor JAAY Concrete Paving, Inc.		Contractor JR West Texas Concrete, LLC		Contractor Macias Specialty Contracting, LLC		Contractor ML Contracting, Inc.		Contractor S-Co, Inc.		Contractor Sullivan Contracting Services		Contractor Thomas II Development, LLC	
PROJECT: NE BERNARD SIDEWALK IMPROVEMENTS				Address 1118 Cashew Dr		Address 2740 Christine Ln.		Address 1741 N Hwy 377 Suite 133 Roanoak, Tx 76262		Address 6307 FM 1126		Address 108 S. Sherman Street		Address 2418 Cales Drive		Address 126 Lanark Drive Suite E San Antonio, Tx 78218 210-663-9745		Address 2329 CR 348		Address 104 East Road		Address 938 Kirnwood Drive	
ENGINEER: Freeman-Millican, Inc.				City, State Phone Venus, Tx 76084 214-514-0671		City, State Phone Midlothian, Tx 76065 972-374-7001		City, State Phone Roanoak, Tx 76262		City, State Phone Barry, Tx 75102 903-519-8423		City, State Phone Rice, Texas 75155		City, State Phone Arlington Tx, 76013 817-368-9456		City, State Phone San Antonio, Tx 78218 210-663-9745		City, State Phone Jewett, Texas 75846 940-249-2303		City, State Phone Stephenville Tx, 76401		City, State Phone Dallas, Tx 75232 469-781-7232	
BID DATE: 27-Feb-25																							
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
P.1	For furnishing all materials, labor and equipment to perform mobilization for the construction of project, the sum of:	1	L.S.	25,000.00	\$25,000.00	18,000.00	\$18,000.00	13,000.00	\$13,000.00	14,500.00	\$14,500.00	8,000.00	\$8,000.00	20,000.00	\$20,000.00	10,000.00	\$10,000.00	5,770.00	\$5,770.00	47,715.06	\$47,715.06	20,000.00	\$20,000.00
P.2	For furnishing all materials, labor and equipment to install Traffic Control per TxDOT Standards, including signage, barricades, flagmen and all appurtenances, complete in place, ~ the sum of:	1	L.S.	15,000.00	\$15,000.00	11,000.00	\$11,000.00	6,500.00	\$6,500.00	15,000.00	\$15,000.00	3,000.00	\$3,000.00	6,800.00	\$6,800.00	4,500.00	\$4,500.00	5,082.00	\$5,082.00	27,500.00	\$27,500.00	5,000.00	\$5,000.00
P.3	For furnishing all materials, labor and equipment necessary to install 4' wide by 4" thick concrete sidewalks, complete in place, ~ the sum of:	305	S.Y.	108.00	\$32,940.00	180.00	\$54,900.00	77.00	\$23,485.00	135.00	\$41,175.00	110.00	\$33,550.00	99.00	\$30,195.00	34.68	\$10,577.40	114.00	\$34,770.00	178.20	\$54,351.00	100.00	\$30,500.00
P.4	For furnishing all materials, labor and equipment necessary to install 4' wide by 8" thick concrete sidewalks – Option 2, complete in place, ~ the sum of:	115	S.Y.	125.00	\$14,375.00	250.00	\$28,750.00	100.00	\$11,500.00	162.00	\$18,630.00	115.00	\$13,225.00	180.00	\$20,700.00	92.00	\$10,580.00	175.00	\$20,125.00	28.70	\$3,300.50	130.00	\$14,950.00
P.5	Contingent Item for furnishing all materials, labor and equipment necessary to install additional 4' wide by 4" thick concrete sidewalks for tie-ins and adjustments as approved by the Engineer, complete in place, ~ the sum of:	15	S.Y.	125.00	\$1,875.00	193.00	\$2,895.00	91.00	\$1,365.00	144.00	\$2,160.00	180.00	\$2,700.00	600.00	\$9,000.00	81.00	\$1,215.00	250.00	\$3,750.00	198.00	\$2,970.00	200.00	\$3,000.00
P.6	For furnishing all materials, labor and equipment to install pedestrian crossing with handrails, complete in place, the sum of:	34	L.F.	1,000.00	\$34,000.00	750.00	\$25,500.00	228.00	\$7,752.00	225.00	\$7,650.00	380.00	\$12,920.00	1,500.00	\$51,000.00	750.00	\$25,500.00	363.00	\$12,342.00	242.65	\$8,250.10	1,000.00	\$34,000.00
P.7	For furnishing all materials, labor and equipment to install 1.5" diameter HDG schedule 40 handrail assembly, complete in place, the sum of:	34	L.F.	450.00	\$15,300.00	275.00	\$9,350.00	635.00	\$21,590.00	355.00	\$12,070.00	550.00	\$18,700.00	380.00	\$12,920.00	750.00	\$25,500.00	271.00	\$9,214.00	264.00	\$8,976.00	250.00	\$8,500.00
P.8	For furnishing all materials, labor and equipment to install ADA ramp per detail in sheet D101, complete in place, the sum of:	1	L.S.	4,500.00	\$4,500.00	1,500.00	\$1,500.00	1,200.00	\$1,200.00	3,000.00	\$3,000.00	5,000.00	\$5,000.00	6,450.00	\$6,450.00	2,700.00	\$2,700.00	2,170.00	\$2,170.00	5,500.00	\$5,500.00	2,500.00	\$2,500.00
P.9	For furnishing all materials, labor and equipment necessary to demolish exiting concrete structure, complete in place, ~ the sum of:	1	L.S.	1,500.00	\$1,500.00	1,000.00	\$1,000.00	1,000.00	\$1,000.00	800.00	\$800.00	1,000.00	\$1,000.00	19,000.00	\$19,000.00	4,500.00	\$4,500.00	978.00	\$978.00	2,750.00	\$2,750.00	20,000.00	\$20,000.00
P.10	For furnishing all materials, labor and equipment necessary to adjust water meter, ~ the sum of:	1	EA	750.00	\$750.00	1,000.00	\$1,000.00	800.00	\$800.00	400.00	\$400.00	2,000.00	\$2,000.00	850.00	\$850.00	1,100.00	\$1,100.00	1,328.00	\$1,328.00	2,750.00	\$2,750.00	1,000.00	\$1,000.00
P.11	For furnishing all materials, labor and equipment necessary to relocate water meter, ~ the sum of:	4	EA	6,500.00	\$26,000.00	3,000.00	\$12,000.00	1,200.00	\$4,800.00	1,500.00	\$6,000.00	2,500.00	\$10,000.00	1,325.00	\$5,300.00	700.00	\$2,800.00	1,022.00	\$4,088.00	3,850.00	\$15,400.00	2,500.00	\$10,000.00
P.12	For furnishing all materials, labor and equipment necessary to adjust cleanout, ~ the sum of:	2	EA	850.00	\$1,700.00	250.00	\$500.00	500.00	\$1,000.00	300.00	\$600.00	2,000.00	\$4,000.00	875.00	\$1,750.00	800.00	\$1,600.00	558.00	\$1,116.00	2,750.00	\$5,500.00	750.00	\$1,500.00
P.13	For furnishing all materials, labor and equipment necessary to adjust manhole cover to final grade, ~ the sum of:	1	EA	850.00	\$850.00	500.00	\$500.00	600.00	\$600.00	600.00	\$600.00	4,000.00	\$4,000.00	4,000.00	\$4,000.00	850.00	\$850.00	558.00	\$558.00	2,750.00	\$2,750.00	1,000.00	\$1,000.00
P.14	For furnishing all materials, labor and equipment necessary to relocate mailbox, ~ the sum of:	1	EA	750.00	\$750.00	500.00	\$500.00	650.00	\$650.00	300.00	\$300.00	1,800.00	\$1,800.00	900.00	\$900.00	400.00	\$400.00	558.00	\$558.00	1,320.00	\$1,320.00	800.00	\$800.00
P.15	For furnishing all materials, labor and equipment necessary to remove and replace street sign, ~ the sum of:	1	EA	1,000.00	\$1,000.00	500.00	\$500.00	650.00	\$650.00	300.00	\$300.00	2,000.00	\$2,000.00	1,900.00	\$1,900.00	950.00	\$950.00	883.00	\$883.00	1,320.00	\$1,320.00	1,000.00	\$1,000.00
P.16	For furnishing all materials, labor and equipment necessary to remove tree stomp and grind to final grade, ~ the sum of:	1	EA	1,500.00	\$1,500.00	500.00	\$500.00	1,800.00	\$1,800.00	2,000.00	\$2,000.00	1,900.00	\$1,900.00	1,500.00	\$1,500.00	1,500.00	\$1,500.00	836.00	\$836.00	1,237.50	\$1,237.50	2,500.00	\$2,500.00
P.17	For furnishing all materials, labor and equipment necessary to place grass sod, ~ the sum of:	300	S.Y.	16.00	\$4,800.00	18.00	\$5,400.00	17.00	\$5,100.00	9.00	\$2,700.00	10.00	\$3,000.00	6.00	\$1,800.00	18.00	\$5,400.00	12.00	\$3,600.00	12.38	\$3,714.00	25.00	\$7,500.00
P.18	For furnishing all materials, labor and equipment necessary to place seed, ~ the sum of:	300	S.Y.	5.00	\$1,500.00	9.00	\$2,700.00	10.00	\$3,000.00	9.00	\$2,700.00	2.00	\$600.00	5.50	\$1,650.00	17.00	\$5,100.00	3.00	\$900.00	3.96	\$1,188.00	25.00	\$7,500.00
P.19	For furnishing all materials, labor and equipment necessary to water sod and seed areas, ~ the sum of:	8	Week	500.00	\$4,000.00	200.00	\$1,600.00	4,500.00	\$36,000.00	1,250.00	\$10,000.00	1,000.00	\$8,000.00	210.00	\$1,680.00	2,000.00	\$16,000.00	2,154.00	\$17,232.00	1,210.00	\$9,680.00	1,000.00	\$8,000.00
P.20	For furnishing all materials, labor and equipment necessary to install curb and gutter, ~ the sum of:	165	L.F.	60.00	\$9,900.00	50.00	\$8,250.00	25.67	\$4,235.55	52.00	\$8,580.00	65.00	\$10,725.00	163.50	\$26,977.50	12.50	\$2,062.50	35.00	\$5,775.00	53.34	\$8,801.10	90.00	\$14,850.00
	TOTAL AMOUNT OF BID (Bid Items P.1-P.20)				\$197,240.00		186,345.00		146,027.55		149,165.00		146,120.00		224,372.50		132,834.90		131,075.00		214,973.26		194,100.00
	Bidder Position																						
	Time of Completion				90 Days		65 Days		49 Days		40 Days		75 Days		75 Days		90 Days		45 Days		60 Days		150 Days



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	March 27, 2025		
AGENDA SUBJECT:	Discussion, consideration, and possible action on the bid award recommendation for the Lane Building Construction Manager at Risk		
PREPARED BY:	Troy Hill, City Administrator	DATE:	03/24/2025
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
RECOMMENDED ACTION:			

City of Glen Rose Town Hall Project
Elyse Build

SECTION 00152

Independent Contractor (Owner) Certification of Criminal History

I, David Vera Cervantes, as the Owner of Elyse Design & Build LLC, hereby certify that I have no criminal history that would impact my ability to perform the obligations required under the contract for the City of Glen Rose Town Hall.

I further affirm that I am authorized to make this certification on behalf of Elyse Design & Build LLC and that the information provided herein is true and correct to the best of my knowledge.

Signed: David Cervantes
Name: David Vera Cervantes
Title: Owner
Date: 2025-03-03

SECTION 00153

Contractor Certification of Employee Criminal History

I, David Vera Cervantes, as the Owner of Elyse Design & Build LLC, hereby certify that to the best of my knowledge, none of the employees assigned to the City of Glen Rose Town Hall have a criminal history that would disqualify them from participation in this project under applicable laws and regulations.

I further affirm that I am authorized to make this certification on behalf of Elyse Design & Build LLC and that the information provided herein is true and correct to the best of my knowledge.

Signed: David Cervantes
Name: David Vera Cervantes
Title: Owner
Date: 2025-03-03

SECTION 00155

Felony Conviction Disclosure

I, David Vera Cervantes, as the Owner of Elyse Design & Build LLC, hereby state that:

☒ Elyse Design & Build LLC and its principals **have no felony convictions.**

OR

☐ **[Company Name]** and/or its principals **have the following felony conviction(s):**
(Provide details, if applicable.)

I affirm that I am authorized to make this certification on behalf of Elyse Design & Build LLC, and that the information provided herein is true and correct to the best of my knowledge.

Signed: David Cervantes
Name: David Vera Cervantes
Title: Owner
Date: 2025-03-03

CERTIFICATE *of* SIGNATURE

REF. NUMBER
KHFJC-VHP7T-CWQEI-SZESR

DOCUMENT COMPLETED BY ALL PARTIES ON
03 MAR 2025 12:17:48 UTC

SIGNER

DAVID CERVANTES

EMAIL
DAVID@ELYSEDESIGNBUILD.COM

TIMESTAMP

SENT
03 MAR 2025 12:06:26 UTC

VIEWED
03 MAR 2025 12:17:26 UTC

SIGNED
03 MAR 2025 12:17:48 UTC

SIGNATURE

David Cervantes

IP ADDRESS
76.184.41.215

LOCATION
DALLAS, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
03 MAR 2025 12:17:26 UTC



CERTIFICATION OF INTERESTED PARTIES-FORM 1295

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

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

THIS FORM MUST BE COMPLETED ONLINE

CERTIFICATE OF COMPLIANCE WITH HOUSE BILL 89 AND SB 252

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

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

Signature of Authorized Representative: David Vera Cerrantes

CERTIFICATE OF NON-COLLUSION STATEMENT

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

Signature of Authorized Representative: David Vera Cerrantes

SECTION 00157 - CONFLICT OF INTEREST QUESTIONNAIRE

Project: New Glen Rose City Hall

Owner: Glen Rose, Texas

City of Glen Rose

Conflict of Interest Questionnaire

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

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

END SECTION 00157

00157-1

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

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

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

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

OFFICE USE ONLY

1 **Name of person doing business with local governmental entity.**

David Vera Cervantes

2

☐

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

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

3

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

None

4

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

None

**CONFLICT OF INTEREST QUESTIONNAIRE**

For vendor or other person doing business with local governmental entity

FORM CIQ

Page 2

5

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

This section, item 5 including subparts A, B, C, & D, must be completed for each officer with whom the filer has affiliation or business relationship. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income from the filer of the questionnaire?

☐

Yes

☐

No

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

☐

Yes

☐

No

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

☐

Yes

☐

No

D. Describe each affiliation or business relationship.

6

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

none

7

Signature of person doing business with the governmental entity_____
Date

SECTION 00156 - CERTIFICATE OF RESIDENCY

Project: New Glen Rose City Hall

Owner: City of Glen Rose

Certificate of Residency Disclosure Statement
--

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

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

(Printed Company Name)

(Printed City and State)

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

(Authorized Signature - - must be manually signed)

(Printed Name and Position with Company)

00156-1

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

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

Elyse Design & Build LLC

(Printed Company Name)

1314 Stafford Ave

(Printed Address)

Dallas, TX 75208

(Printed City, State, Zip Code)

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

☐ Yes

☒ No

2. What is the prescribed amount or percentage?

\$ _____ or _____ %

00156-2

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

David Vera Cervantes

(Authorized Signature - - must be manually signed)

David Vera Cervantes, Owner & Principal

(Printed Name and Position with Company)

00156-3

Signature Certificate

Reference number: YJQFT-UTFCA-RMDXI-9YTU6

Signer**Timestamp****Signature**

David Vera Cervantes

Email: david@elysdesignbuild.com

Sent:

01 Mar 2025 19:50:02 UTC

Viewed:

01 Mar 2025 19:52:50 UTC

Signed:

01 Mar 2025 19:53:00 UTC

David Vera Cervantes

Recipient Verification:

✓ Email verified

01 Mar 2025 19:52:50 UTC

IP address: 76.184.41.215

Location: Dallas, United States

Document completed by all parties on:

01 Mar 2025 19:53:00 UTC

Page 1 of 1

**Signed with PandaDoc**

PandaDoc is a document workflow and certified eSignature solution trusted by 50,000+ companies worldwide.





Application

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

Firm's Key Statistics

Name of Firm: Elyse Build

Address: 1314 Stafford Ave, Dallas, TX 75208

Contact Person: David Cervantes

Phone/Fax/Email: 843-614-0581

Type of Organization: Partnership

Years in Business: 2019

Other Names Used: Elyse Design & Build

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

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

Maximum Limit of Bonding:

Insurance Coverage:

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

Firm's Availability and Team Members

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

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

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

Team Members



David Cervantes

General Contractor & Principal

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



Chloe Brown

Chief Financial Officer

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



Sergio Montes

Superintendent

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

Current Projects

1. The Glen Hotel

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

2. 900 Clarendon (Oak Cliff)

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

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

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

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

Completed Projects

1. Downtown Lancaster Revitalization

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

2. The Madison Hotel

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

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

Project Approach & Execution Plan

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

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

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

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

Fee Proposal

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

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

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

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

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

Company Name: Elyse Design & Build LLC

Date: 2025-03-03

Name of Authorized Personnel: David Cervantes Vera

Signature: David Cervantes

CERTIFICATE *of* SIGNATURE

REF. NUMBER
M24MC-9DHMA-EXYKB-NEQHS

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

SIGNER

DAVID CERVANTES

EMAIL
DAVID@ELYSEDESIGNBUILD.COM

TIMESTAMP

SENT
03 MAR 2025 12:15:50 UTC

VIEWED
03 MAR 2025 12:16:37 UTC

SIGNED
03 MAR 2025 12:17:13 UTC

SIGNATURE

David Cervantes

IP ADDRESS
76.184.41.215

LOCATION
DALLAS, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
03 MAR 2025 12:16:37 UTC



CERTIFICATE OF INTERESTED PARTIES

FORM 12

Item 3.

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2025-1276015

Date Filed:
03/02/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Elyse Design & Build LLC
Dallas, TX United States

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

New Glen Rose City Hall

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

14012451
Construction Manager at Risk, for The Glen Rose city hall

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Elyse Design & Build LLC	Dallas, TX United States	X	

5 Check only if there is NO Interested Party.

☐

6 UNSWORN DECLARATION

My name is David cervantes Vera, and my date of birth is 10/08/1989.

My address is 1314 Stafford, Dallas, TX, 75208, Dallas.
(street) (city) (state) (zip code) (country)

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

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)



Trust



Honor Integrity



CITY OF GLEN ROSE

Response to Request for Construction Management at Risk Services

March 4, 2025

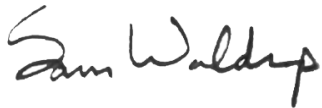
City of Glen Rose
201 NE Vernon
Glen Rose, TX 76043.

Dear Sirs,

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

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

Respectfully Submitted,



Sam Waldrop

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

ATTACHMENTS:

CERTIFICATION OF CRIMINAL HISTORY

FELONY CONVICTION NOTICE

CERTIFICATE OF RESIDENCE

CONFLICT OF INTERESTTAB 6

FEE PROPOSAL.....TAB 7

1.FIRM INFORMATION

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

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

Home Office Physical Address:

3208 Fourth Street
Brownwood, Texas 76801

Office: (325) 646-2529

Home: (325) 646-7655

Fax: (325) 643-5414

Email: sam@waldropconstruction.com

Website: www.waldropconstruction.com

Secondary Office:

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

Form of Business Organization: Texas Corporation

Year Founded: 1946, Incorporated 1979

Bank References:

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

Bonding Company and Contact:

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

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

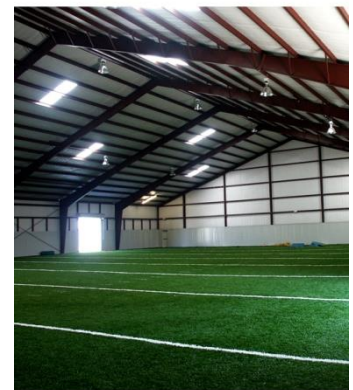
Primary Contact: Sam Waldrop (325) 998-7700

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

See Following page for Certificate of Insurance.



Brownwood High School Renovations



Bangs ISD Indoor Practice Gymnasium



Brady High School Cafeteria

2. KEY PERSONNEL

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

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

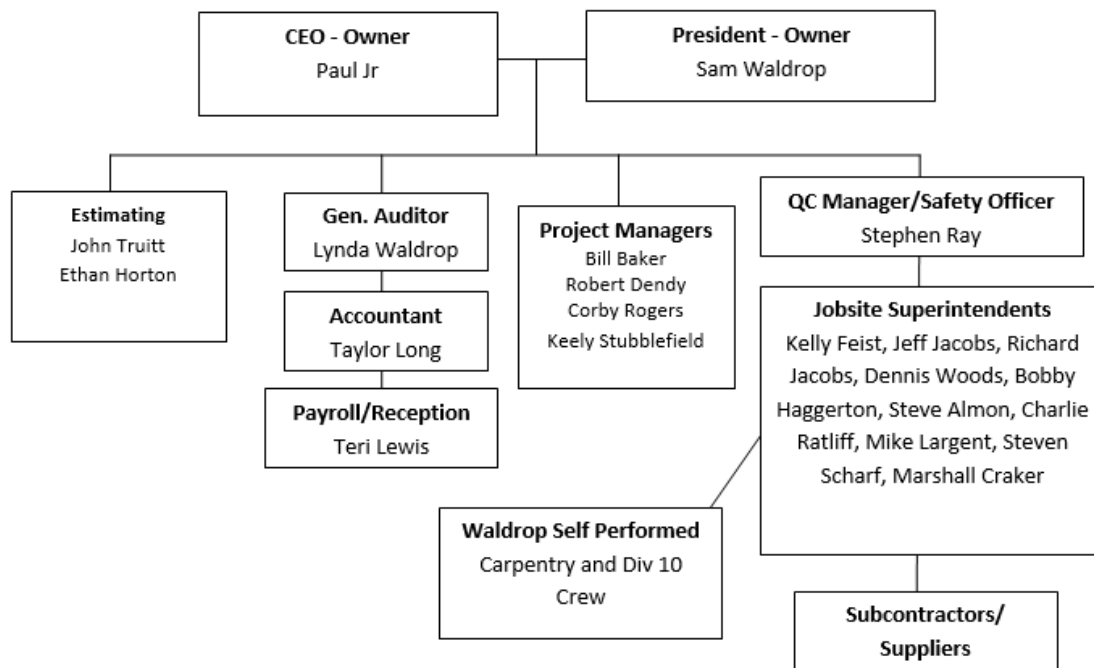
A 100%, full time Superintendent will be stationed at your project, and you have the choice of interviewing from among these available candidates. We have included the resume of our first choice for the Superintendent position, Dennis Woods.

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

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

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

WALDROP CONSTRUCTION ORGANIZATIONAL CHART





CORBY ROGERS

PROJECT MANAGER

PROJECT ROLE

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

As a Project Manager, Corby is responsible for

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

EDUCATION & TRAINING

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

PROFESSIONAL ASSOCIATIONS

West Texas Chapter
Association of General
Contractors affiliation

RECENT PROJECTS

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

DENNIS WOODS

SUPERINTENDENT

PROJECT ROLE

Dennis joined Waldrop Construction in 1996.

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

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

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

EDUCATION & TRAINING

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

PROFESSIONAL ASSOCIATIONS

West Texas Chapter
Association of General
Contractors affiliation

RELEVANT PROJECTS

Noteable Projects:

Accel Health Facilities—\$6M New Health Facility

Irion County Schools—\$8M Projects

McCullough Country Library - \$1.7M New Library Complex

Brady Civic Center - \$ 1.7M Civic Center Renovation

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

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

Winters Gymnasium - \$7M Gym and Classroom Complex

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

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

Zephyr Gymnasium – \$3.5M New Gymnasium

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

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



JOHN TRUITT

PRE-CONSTRUCTION / LEAD ESTIMATOR

PROJECT ROLE

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

EDUCATION & TRAINING

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

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

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

RELEVANT PROJECTS

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

PROFESSIONAL ASSOCIATIONS

West Texas Chapter
 Association of General
 Contractors affiliation



SAM WALDROP

PRESIDENT AND PRE-CONSTRUCTION LEADER

BACKGROUND AND PROJECT ROLE

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

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

EDUCATION & TRAINING

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

PROFESSIONAL ASSOCIATIONS

West Texas Chapter
Association of General
Contractors affiliation

RELEVANT PROJECTS

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

3. CURRENT PROJECTS

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

Please see the following pages for current projects.

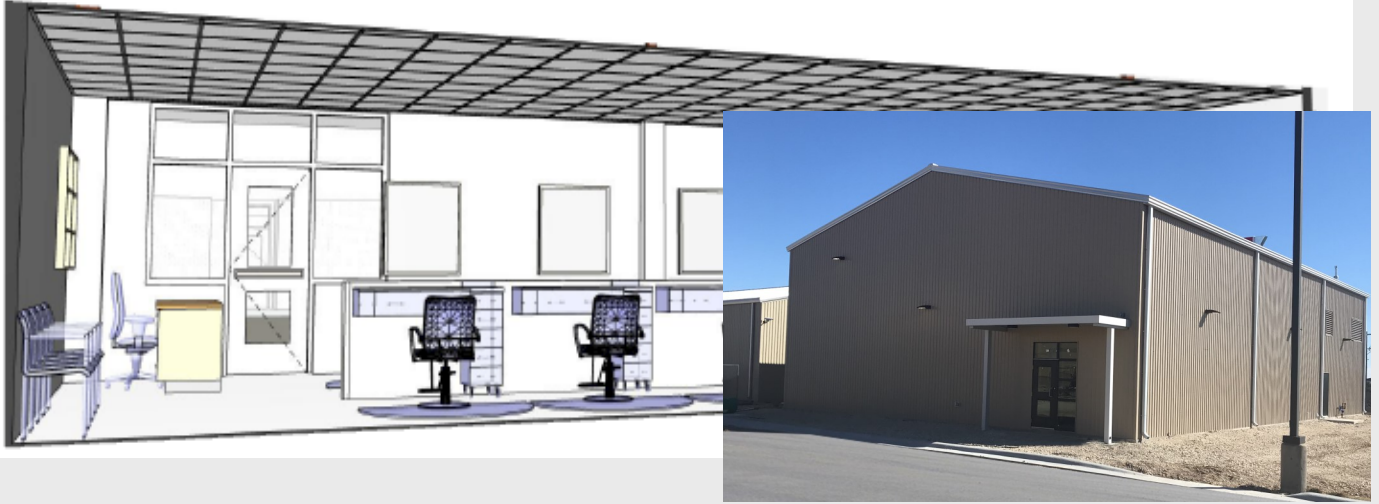
Waldrop Construction Projects under Contract									
Project Name	Owner	Owner Phone Number	Architect	Architect Phone Number	Contract Amount	Amount Complete	Amount complete	Completion Date	Contract Type
Under Construction									
Howard Payne University - Veda Hodge Renovations	Dr. Cory Hines, President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

4. PROJECT EXPERIENCE

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

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

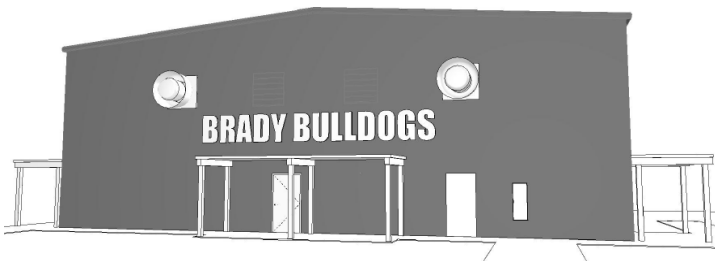
Brady ISD Elementary and Career Center



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

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

Other Projects with Brady ISD:



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



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

Howard Payne University - Academy Classroom Renovation



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

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

La Esperanza Medical Clinic



Project Name:

La Esperanza Medical Clinic

Location:

San Angelo, Texas

Delivery Method:

CM at Risk

Final Cost:

\$ 5,648,142

Owner:

Dean Munn, CEO (325) 947-5601

Architect name and Phone:

KFW Architects, Kye Franke (325) 653-2900

Square Footage:

17,550 sf

Completion Date:

March 2024

Type of Construction:

New and Renovation

Superintendent:

Kelly Feist

Project Manager:

Bill Baker

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

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

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

Paint Creek ISD Cafeteria and Kitchen



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

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

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

5. METHODOLOGY

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

A Strong Beginning

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

Pre-Construction

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

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

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

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

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

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

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

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

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

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

Bidding Phase

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

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



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

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

Value Engineering

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

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

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

Contingency

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

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

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

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

Construction Phase

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

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

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

Once each month our project manager will hold a meeting at the site with all subcontractors, the owner's representative and the architect's representative. The Project Team will conduct a physical inspection of the job-site, review and update the schedule, review the monthly pay estimate, discuss safety concerns and discuss quality control issues. We believe the key components to a successful construction project are safety, quality, cost and schedules, and we strive to succeed in all these areas.

Self-Performed work

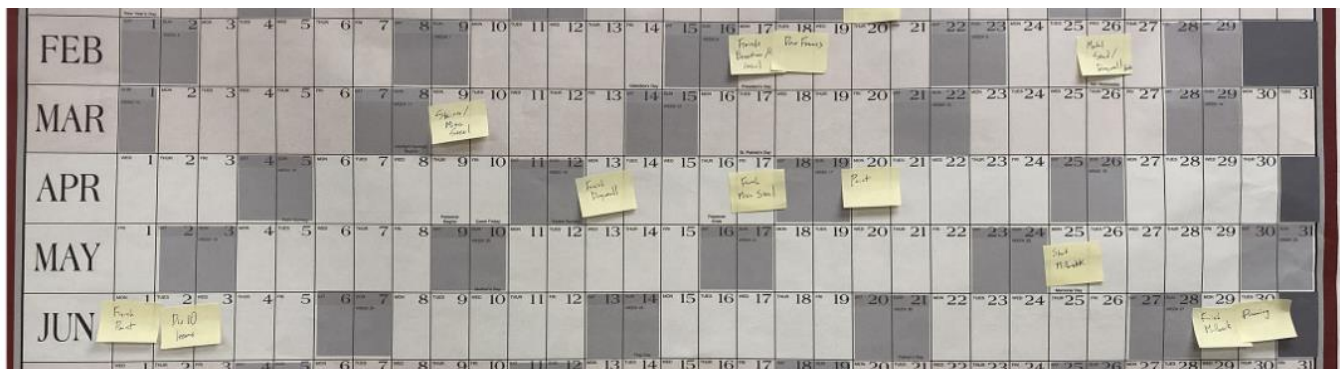
Waldrop Construction employs over 30 field personnel, who are trained in a variety of trades. We typically bid out larger subcontract items, and only bid those items in which we can be more competitive than these larger subcontractors. Our ability to perform these smaller items helps accelerate the schedule as well, because we are not dependent on scheduling and mobilizing these subcontractors. When we bid on an item, we turn in pricing for that item prior to bid day to the Owner, so the subcontractors know that we're bidding in a fair manner. These smaller trades items include some Carpentry, Door and Hardware Installation, and Installation of specialty items.

Schedule

We use several types of schedules. The first schedule is the '**Master Schedule**', a typical bar chart schedule which tracks every component of the project. This schedule is communicated with the Architect and Owner throughout the project and is continually updated by the Project Manager:

[illegible]

A separate planning schedule called the '**Pull Planner**', is kept by the Superintendent on the jobsite. It is a constantly evolving schedule which uses sticky notes to create milestones, and we work backwards, rather than forwards, from milestones and end dates to create this schedule.



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

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

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

Quality Program

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

Remote Viewing - Matterport

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

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



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



Sample of current jobsite 3D tour.

Safety Program

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

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

Completion

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

Warranty

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

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

CERTIFICATION OF INTERESTED PARTIES-FORM 1295

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

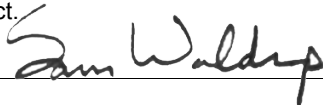
https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm. Once the online submission has been processed and a claim number has been issued, the form must be printed with the claim number, then signed and submitted along with the bid/quote/proposal document(s).

THIS FORM MUST BE COMPLETED ONLINE

CERTIFICATE OF COMPLIANCE WITH HOUSE BILL 89 AND SB 252

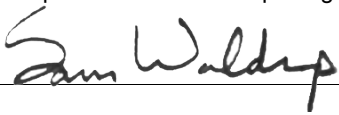
Vendor certifies that it is in compliance with all applicable provisions of the House Bill 89. Purchases made in accordance under the provisions of Subtitle F, Title 10, Government Code Chapter 2270 must comply with the following:

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

Signature of Authorized Representative: 

CERTIFICATE OF NON-COLLUSION STATEMENT

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

Signature of Authorized Representative: 

CERTIFICATE OF INTERESTED PARTIES

FORM 12

Item 3.

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2025-1276907

Date Filed:
03/04/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Waldrop Construction
Brownwood, TX United States

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

City of Glen Rose

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

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

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

5 Check only if there is NO Interested Party.

☐

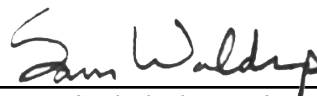
6 UNSWORN DECLARATION

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

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

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

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



Signature of authorized agent of contracting business entity
(Declarant)

SECTION 00157 - CONFLICT OF INTEREST QUESTIONNAIRE

Project: New Glen Rose City Hall

Owner: Glen Rose, Texas

City of Glen Rose

Conflict of Interest Questionnaire

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

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

END SECTION 00157

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

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

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

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

OFFICE USE ONLY

1 **Name of person doing business with local governmental entity.**

NONE

2

☐

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

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

3

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

4

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

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor or other person doing business with local governmental entity

FORM CIQ

Page 2

5

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

This section, item 5 including subparts A, B, C, & D, must be completed for each officer with whom the filer has affiliation or business relationship. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income from the filer of the questionnaire?

☐

Yes

☐

No

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

☐

Yes

☐

No

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

☐

Yes

☐

No

D. Describe each affiliation or business relationship.

6

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

none

7



Signature of person doing business with the governmental entity

3/4/2025

Date

SECTION 00156 - CERTIFICATE OF RESIDENCY

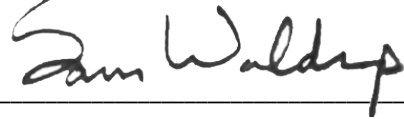
Project: New Glen Rose City Hall

Owner: City of Glen Rose

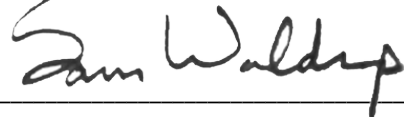
Certificate of Residency Disclosure Statement

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

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



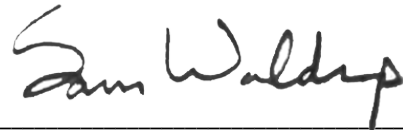
(Printed Company Name)



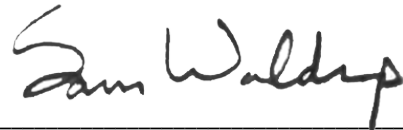
 Sam Waldrop, President

(Printed City and State)

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



(Authorized Signature - - must be manually signed)



 Sam Waldrop, President

(Printed Name and Position with Company)

00156-1

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

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

(Printed Company Name)

(Printed Address)

(Printed City, State, Zip Code)

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

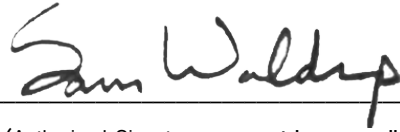
☐ Yes

☐ No

2. What is the prescribed amount or percentage?

\$ _____ or _____%

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

A handwritten signature in black ink that reads "Sam Waldrop". The signature is written in a cursive, flowing style. It is positioned above a horizontal line.

(Authorized Signature - - must be manually signed)

Sam Waldrop, President

(Printed Name and Position with Company)

7. Fee Proposal (New Glen Rose City Hall)

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

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

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

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

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

Company Name: Waldrop Construction

Date: 3-4-2025

Name of Authorized Personnel: Sam Waldrop

Signature: Sam Waldrop



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	March 27, 2025		
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding a street closure and allowing an alcohol permit within the street closure boundaries for a cornhole tournament held on April 12 th 2025		
PREPARED BY:	Veronica Welch, City Secretary	DATE:	03/24/2025
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
RECOMMENDED ACTION: Street Closure: Elm Street from NE Barnard Street to Grace St. Alcohol Permit: Sexton Mill would expand their TABC license to include the area of the street closure			