

RESPONSE TO

RFQ 2020-009

Owner's Representative for the  
Webb County Fairgrounds Project

May 14, 2020





May 14, 2020

Electronic Submission

Messrs. Luis Perez Garcia, Leroy Medford, and Lalo Uribe  
C/O Webb County Purchasing Department  
1110 Washington Street, Suite 101  
Laredo, Texas 78040

**RE: RFQ 2020-009 Owner's Representative for the Webb County Fairgrounds Project**

Messrs. Perez Garcia, Medford, and Uribe:

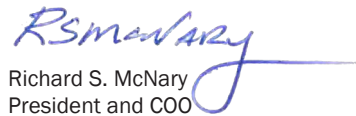
As fellow Texans who truly understand what the Webb County Fairgrounds project will do for the community, Project Control appreciates the opportunity to assist you with the upcoming challenges you face on this large capital program. We visited the current fairgrounds facilities this past week and can see the significant improvements that need to be made along with the potential the site has to offer. In addition, we studied the master plan and watched the available public videos regarding the project. The project is ambitious and admirable. We are excited to help Webb County execute the master plan and leverage the fact that Webb County is perfectly positioned for this type of project. We are ready to serve as your Owner's Representative by providing the services listed in the Request for Qualifications and our qualifications submission.

After reviewing our qualifications, we trust that you will find we are the right team to partner with you on this project. Below is highlights the experience and expertise of the leadership of our proposed team.

- Over 40 years' Owner's Representative experience on **more than 700 projects totaling over \$13 billion**, including arenas, event centers, and infrastructure projects.
- Project Director and Vice President of the firm, Jeff Haberstroh, grew up in the rodeo and served as **Operations Committee member and Life Member of the San Antonio Livestock Exposition, Inc.** Jeff played an important role in organizing and working the San Antonio Stock Show and Rodeo from 1985 through 1994.
- Executive Leader and President/COO of the firm, Dick McNary, **grew up with horses** and worked at horse stables in his youth which fostered a deep appreciation for the animal, livestock, and farming.
- Operations Consultant/Advisor, Keith Martin, a **ProRodeo Hall of Famer, led the San Antonio Stock Show and Rodeo for 30 years**, and built it into a 14-time, PRCA Large Indoor Rodeo of the Year award-winning event.

We believe our owner's representative approach, coupled with our commitment to building equitable relationships is a great fit for Webb County. This project is important to our firm. It presents an opportunity to be part of a project that will have an incredible impact on the community. We look forward to building a strong relationship with you and contributing to the long term success of Webb County.

Sincerely,

  
Richard S. McNary  
President and COO

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*Information contained in this response to Webb County RFQ 2020-009 Owner's Representative for the Webb County Fairgrounds Project and any supplemental information submitted during the selection, negotiation or contracting phases may contain confidential and proprietary information belonging to Project Control. Disclosure of this information would reveal Project Control's individual approach, including methods employed for management, investigation, examination, assessment and analysis, processes and procedures. Confidential and proprietary information should not be disclosed in response to a request for information submitted under Chapter 552, Texas Government Code. Project Control has made all reasonable efforts to highlight, separate or otherwise indicate information to be excepted from disclosure due to its confidential and/or proprietary nature. Information not designated as proprietary or confidential may still be subject to an exception from disclosure.*

SECTION 1

# Firm History





# Firm History

Founded in 1977, Project Control is a national owner's representative and program/project management firm. We are known as a pioneer and innovator in owner's representative and project management services. Our core values of integrity, quality, and passion define our firm and our commitment to our clients.

Since our founding, our firm exists to look out for the best interest of our owner clients. We do this by assisting building owners in the management of capital or construction management projects. We establish budgets and schedules, assist owners in selecting team members and manage the project from feasibility, planning, design, and construction through owner occupancy.

Project Control's expertise comes from completing over 700 projects totaling over \$13 billion for both public and private clients. Our varied experience includes municipal, nonprofit/community, sports, entertainment, infrastructure, healthcare, educational, office buildings, and corporate headquarters. **Our firm's experience spans the country but our roots are in Texas, and even Webb County. One of our firm's earliest projects is the former Laredo National Bank Headquarters (now known as BBVA) which we completed in 1982.** In addition, our parent company Raba Kistner, Inc. has completed over 200 projects

in the last ten years in Webb County. Our relationship with Raba Kistner affords our firm the ability to leverage their expertise and even expand our services to include their offerings such as environmental, archeology, geotechnical, and building envelope (roofing/waterproofing).

Founded in 2011 as a division of Project Control, PC Sports provides owners with a single source of responsibility for the oversight and management of the construction for all types of modern sports and multi-purpose entertainment venues. PC Sports projects include the Pinnacle Bank Arena and West Haymarket Entertainment District Redevelopment in Lincoln, NE; the Milwaukee Bucks Arena in Milwaukee, WI; the New Chase Center for the Golden State Warriors in San Francisco, CA; Texas A&M University Kyle Field Stadium Redevelopment in College Station, TX; the Henry B. Gonzalez Convention Center Expansion and Alamodome Renovations in San Antonio, TX; the Texas Tech University Sports Performance Complex in Lubbock, TX; the AT&T Center in San Antonio, TX; the FedExForum in Memphis, TN; the Sprint Center Arena in Kansas City, MO; and the KFC Yum! Center in Louisville, KY, to name a few. We feel our PC Sports experience further adds to the level of quality we can provide to the County on your Fairgrounds project.



SECTION 2

# Current and Past Assignments



# List of Current and Past Assignments

Project Control's experience on over 700 projects includes a vast range of project types including arenas, entertainment districts, convention centers, municipal, community, higher education, and infrastructure. Below reflects a sample of our current and past Owner's representative assignments.

| Project Name  | Description  | Owner                            | Public/Private | Size of Public Entity (Population) | Client  | Start  | Finish      | Budget (MM) | Final Cost (MM) | Project Delivery Method | Architect                          | Contractor                      | Staff Member                            |
|---|--|----------------------------------|----------------|------------------------------------|---|--------|-------------|-------------|-----------------|-------------------------|------------------------------------|---------------------------------|---|
| Agricultural Sciences Complex                             | 186,000 SF New Construction in Canyon, TX with Arena | Texas A&M University System      | Public         | 15,953                             | Russell Wallace<br>P: 979.458.7002<br>E: rwallace@tamus.edu             | Nov-16 | Jul-18      | \$49.3      | \$48.3          | CMAR                    | Kirksey                            | Western Builders                | Gary Hall<br>Steve Hill                 |
| Henry B. Gonzalez Convention Center                       | Renovation of Convention Center                      | City of San Antonio              | Public         | 1,493,000                          | Jeff Knippel<br>P: 210.207.3914<br>E: jeffry.knippel@sanantonio.gov     | Aug-17 | Nov-16      | \$304.00    | \$304.00        | CMAR                    | Marmon Mok / Populous              | Zachry Construction Corporation | Jeff Haberstroh<br>Arthur Garcia        |
| WTAMU Veterinary Medical Diagnostic Lab                   | 22,000 SF New Construction of TVMDL in Canyon, TX    | Texas A&M University System      | Public         | 15,953                             | Russell Wallace<br>P: 979.458.7002<br>E: rwallace@tamus.edu             | Dec-18 | In Progress | \$15.6      | N/A             | Design Build            | Perkins & Will                     | Vaughn Construction             | Gary Hall<br>Steve Hill                 |
| Nelson Wolff Stadium Assessment                           | Facility Assessment on Baseball Stadium              | City of San Antonio              | Public         | 1,493,000                          | Jeff Knippel<br>P: 210.207.3914<br>E: jeffry.knippel@sanantonio.gov     | Jan-17 | May-17      | \$0.43      | \$0.43          | CMAR                    | N/A                                | N/A                             | Jeff Haberstroh<br>Arthur Garcia        |
| VERO Center   | 37,436 SF New Construction in Canyon, TX             | Texas A&M University System      | Public         | 15,953                             | Russell Wallace<br>P: 979.458.7002<br>E: rwallace@tamus.edu             | Dec-18 | In Progress | \$22.0      | N/A             | CMAR                    | Perkins & Will                     | Western Builders                | Gary Hall<br>Steve Hill                 |
| Bexar Metro 911 New Facility                              | 81,370 SF Regional 911 Center                        | Bexar Metro 911 Network District | Public         | 2,000,000                          | Bill Buchholtz<br>P: 210.408.3930<br>E: bill@mexarmetro.com             | Dec-14 | Mar-16      | \$40.00     | \$40.00         | CMAR                    | Page Sutherland Page               | Whiting-Turner Contracting Co.  | Ed Mullins                              |
| Chase Center (Golden State Warriors Arena)                | New NBA Arena  | Golden State Warriors            | Private        |                                    | Peter Bryan<br>P: 415.320.4016  | Nov-15 | Sep-19      | \$1000.0    | \$1000.0        | CMAR                    | David Manica Design; Kendal Heaton | Mortenson and Clark JV          | Tom Bond<br>Mike Clay                   |
| Talking Stick Arena Renovation                            | Renovation of NBA Arena                              | City of Phoenix                  | Public         | 1,660,000                          | Jeremy Legg<br>P: 602.262.6011<br>E: jeremy.legg@phoenix.gov            | May-19 | In Progress | \$235.00    | N/A             | CMAR                    | HOK Sport                          | Okland Construction Co.         | Tom Bond<br>Michael Werley<br>Mike Clay |
| Fiserv Forum (Milwaukee Bucks Arena)                      | 733,000 New NBA Arena                                | Wisconsin Center District        | Public         | 592,025                            | Marty Brooks<br>P: 414.908.6000<br>E: mbrooks@wcd.org                   | Feb-19 | Oct-18      | \$500.0     | \$500.0         | CMAR                    | Populous                           | Mortenson                       | Tom Bond                                |
| Brooks Development Authority (BDA) - Kennedy Hill Project | New Construction                                     | Brooks Development Authority     | Public         | 1,493,000                          | Roland Lozano<br>P: 210.678.3300<br>E: roland.lozano@brookscitybase.com | Mar-15 | Aug-16      | \$6.90      | \$6.90          | CSP                     | Pape-Dawson                        | E-Z Bel Construction            | Ed Mullins                              |
| Brooks Development Authority (BDA) - Hanger 9 Bldg        | 8,700 SF Hangar                                      | Brooks Development Authority     | Public         | 1,493,000                          | Roland Lozano<br>P: 210.678.3300<br>E: roland.lozano@brookscitybase.com | Dec-15 | Apr-17      | \$2.3       | \$2.3           | CSP                     | Debra J. Dockery Architect         | M.J. Boyle General Contractors  | Ed Mullins                              |
| Brooks Development Authority (BDA) - IGX Warehouse        | 350,000 Warehouse                                    | Brooks Development Authority     | Public         | 1,493,000                          | Roland Lozano<br>P: 210.678.3300<br>E: roland.lozano@brookscitybase.com | Jun-17 | Mar-18      | \$11.00     | \$11.00         | Design Build            | Chesney Morales                    | Sabinal Group                   | Ed Mullins                              |
| Brooks Development Authority (BDA) - Linear Park Phase 1  | Linear Park  | Brooks Development Authority     | Public         | 1,493,000                          | Roland Lozano<br>P: 210.678.3300<br>E: roland.lozano@brookscitybase.com | Jan-15 | May-17      | \$8.0       | \$8.0           | CMAR                    | Beaty Palmer                       | Guido Brothers Construction     | Ed Mullins                              |
| Brooks Development Authority (BDA) - SARA Project         | Corporate Development                                | Brooks Development Authority     | Public         | 1,493,000                          | Roland Lozano<br>P: 210.678.3300<br>E: roland.lozano@brookscitybase.com | Jan-17 | Apr-17      | \$1.60      | \$1.60          | CMAR                    | Beaty Palmer                       | Guido Brothers Construction     | Ed Mullins                              |
| Gallery Alley Lighting Project                            | Street Lighting                                      | City of Lincoln Nebraska         | Public         | 287,401                            | Hallie Salem<br>P: 402.441.7866<br>E: hsalem@lincoln.ne.gov             | May-16 | Sep-16      | \$0.1       | \$0.1           | DBB                     | N/A                                | Commonwealth Electric Company   | Caleb Swanson<br>Adam Hoebelheinrich    |
| Lumberworks Streetscape Development                       | Streetscape  | City of Lincoln Nebraska         | Public         | 287,401                            | Hallie Salem<br>P: 402.441.7866<br>E: hsalem@lincoln.ne.gov             | Jan-17 | Dec-18      | \$1.10      | \$1.10          | DBB                     | TCEP                               | Hausmann Construction           | Caleb Swanson<br>Adam Hoebelheinrich    |

| Project Name  | Description                                  | Owner                    | Public/Private | Size of Public Entity (Population) | Client  | Start  | Finish      | Budget (MM) | Final Cost (MM) | Project Delivery Method | Architect                       | Contractor                  | Staff Member                         |
|---|--|--------------------------|----------------|------------------------------------|---|--------|-------------|-------------|-----------------|-------------------------|---------------------------------|-----------------------------|--------------------------------------|
| Woods Indoor Tennis Center                                      | 51,000 SF Tennis Center                      | City of Lincoln Nebraska | Public         | 287,401                            | Lynn Johnson<br>P: 402.441.8265<br>E: ljohnson@lincoln.ne.gov                 | Aug-16 | May-17      | \$4.6       | \$4.6           | CMAR                    | TCEP                            | Hausmann Construction       | Caleb Swanson<br>Adam Hoebelheinrich |
| Historic Haymarket Streetscape                                  | Streetscape                                  | City of Lincoln Nebraska | Public         | 287,401                            | Hallie Salem<br>P: 402.441.7866<br>E: hsalem@lincoln.ne.gov                   | Jan-17 | Dec-18      | \$1.80      | \$1.80          | DBB                     | Sinclair Hille                  | Hausmann Construction       | Caleb Swanson<br>Adam Hoebelheinrich |
| Alter South Environmental Remediation                           | Environmental Remediation                    | City of Lincoln Nebraska | Public         | 287,401                            | Timothy F. Clare<br>P: 402.475.5100<br>E: tclare@remboltlawfirm.com           | Jan-16 | Nov-16      | \$3.5       | \$3.5           | CMAR                    | Olsson Associates               | Hausmann Construction       | Caleb Swanson<br>Adam Hoebelheinrich |
| Lincoln Municipal Service Center- Tenant                        | 28,900 SF Interior Renovations               | City of Lincoln Nebraska | Public         | 287,401                            | Rod Hendrickson<br>P: 402.430.9717<br>E: rhendrickson@lincoln.ne.gov          | Jan-17 | Dec-18      | \$0.73      | \$0.73          | DBB                     | Innerspace Studios              | Hausmann Construction       | Caleb Swanson<br>Adam Hoebelheinrich |
| Lincoln Municipal Service Center Bldg Upgrades                  | 906,200 SF Service Center Upgrades           | City of Lincoln Nebraska | Public         | 287,401                            | Rod Hendrickson<br>P: 402.430.9717<br>E: rhendrickson@lincoln.ne.gov          | Jan-17 | Dec-18      | \$2.8       | \$2.8           | DBB                     | Farris Engineering              | Hausmann Construction       | Caleb Swanson<br>Adam Hoebelheinrich |
| Fire Station 10   | 10,300 SF Fire Station                       | City of Lincoln Nebraska | Public         | 287,401                            | Elizabeth Elliott<br>P: 402.441.6173<br>E: elizabeth.elliott@lincoln.ne.gov   | Aug-17 | Oct-19      | \$3.63      | \$3.63          | CMAR                    | Davis Design                    | Hausmann Construction       | Caleb Swanson<br>Adam Hoebelheinrich |
| Fire Station 11   | 9,100 SF Fire Station                        | City of Lincoln Nebraska | Public         | 287,401                            | Elizabeth Elliott<br>P: 402.441.6173<br>E: elizabeth.elliott@lincoln.ne.gov   | Aug-17 | May-18      | \$2.7       | \$2.7           | CMAR                    | Davis Design                    | Hausmann Construction       | Caleb Swanson<br>Adam Hoebelheinrich |
| Fire Station 12   | 13,700 SF Fire Station                       | City of Lincoln Nebraska | Public         | 287,401                            | Elizabeth Elliott<br>P: 402.441.6173<br>E: elizabeth.elliott@lincoln.ne.gov   | Oct-19 | In Progress | \$4.44      | N/A             | CMAR                    | Davis Design                    | Hausmann Construction       | Caleb Swanson<br>Adam Hoebelheinrich |
| Fire Station 16   | 11,200 SF Fire Station                       | City of Lincoln Nebraska | Public         | 287,401                            | Elizabeth Elliott<br>P: 402.441.6173<br>E: elizabeth.elliott@lincoln.ne.gov   | Oct-19 | In Progress | \$4.0       | N/A             | CMAR                    | Davis Design                    | Hausmann Construction       | Caleb Swanson<br>Adam Hoebelheinrich |
| Joint Fire and Police Station 15                                | 26,200 SF Joint Fire/Police Station          | City of Lincoln Nebraska | Public         | 287,401                            | Elizabeth Elliott<br>P: 402.441.6173<br>E: elizabeth.elliott@lincoln.ne.gov   | Aug-17 | Oct-19      | \$8.08      | \$8.08          | CMAR                    | Davis Design                    | Hausmann Construction       | Caleb Swanson<br>Adam Hoebelheinrich |
| Police Department Fleet Maintenance Facility                    | Police Department Fleet Maintenance Facility | City of Lincoln Nebraska | Public         | 287,401                            | Elizabeth Elliott<br>P: 402.441.6173<br>E: elizabeth.elliott@lincoln.ne.gov   | Oct-19 | In Progress | \$2.1       | N/A             | CMAR                    | Architectural Design Associates | Hausmann Construction       | Caleb Swanson<br>Adam Hoebelheinrich |
| Lincoln Municipal Service Center- Wash Bay                      | Wash Bay for Fleet Vehicles                  | City of Lincoln Nebraska | Public         | 287,401                            | Miki Esposito<br>P: 402.441.7511<br>E: mesposito@lincoln.ne.gov               | Dec-14 | Apr-16      | \$0.43      | \$0.43          | CMAR                    | SCS Aquaterra                   | N/A                         | Caleb Swanson<br>Adam Hoebelheinrich |
| Schwartz Streetscape  | Streetscape                                  | City of Lincoln Nebraska | Public         | 287,401                            | Hallie Salem<br>P: 402.441.7866<br>E: hsalem@lincoln.ne.gov                   | May-16 | Dec-16      | \$0.1       | \$0.1           | DBB                     | N/A                             | TCW Construction            | Caleb Swanson<br>Adam Hoebelheinrich |
| City of Lincoln 2017-18 Projects                                | 1,056,600 SF of Various City Projects        | City of Lincoln Nebraska | Public         | 287,401                            | Mayor Leirion Gaylor Baird<br>P: 402.441.7511<br>E: mayor@lincoln.ne.gov      | Jan-17 | Dec-18      | \$226.00    | \$226.00        | DBB and CMAR            | N/A                             | N/A                         | Caleb Swanson                        |
| McKinney TKI Executive Terminal                                 | 17,000 SF Terminal                           | City of McKinney         | Public         | 191,645                            | Ken Carley<br>P: 972.562.4053<br>E: kcarley@flytki.com                        | Jan-18 | In Progress | \$16.0      | N/A             | Design Build            | Caco Architecture               | Western LLC                 | Andrew Hunt<br>John Duhring          |
| McKinney TKI Hangar   | 40,000 SF Hangar                             | City of McKinney         | Public         | 191,645                            | Ken Carley<br>P: 972.562.4053<br>E: kcarley@flytki.com                        | Jan-18 | May-19      | \$7.99      | \$7.99          | Design Build            | Caco Architecture               | Western LLC                 | Andrew Hunt<br>John Duhring          |
| Mosaic Football Stadium   | New Canadian Football Stadium                | City of Regina, Canada   | Public         | 228,928                            | Rod Schmidt<br>P: 306.537.0185<br>E: rschmidt@regina.ca                       | Jun-14 | Aug-16      | \$278.0     | \$278.0         | P3                      | HKS Architects                  | PCL Builders                | Tom Bond                             |
| City of San Antonio CoSA (Frost Bank) Parking Garage Renovation | Parking Garage Renovation                    | City of San Antonio      | Public         | 1,493,000                          | Carol Warkoczewski<br>P: 210.207.3914<br>E: carol.warkoczewski@sanantonio.gov | Jan-18 | In Progress | \$0.50      | N/A             | Design Build            | Lopez Salas Architects, Inc.    | Alpha Building              | Jeff Haberstroh<br>Doyle Fontenot    |
| City of San Antonio CoSA Historic City Hall Renovation          | Renovation of Historic Building              | City of San Antonio      | Public         | 1,493,000                          | Carol Warkoczewski<br>P: 210.207.3914<br>E: carol.warkoczewski@sanantonio.gov | Jan-18 | In Progress | \$40.0      | N/A             | Design Build            | Ford Powell Carson              | Guido Brothers Construction | Jeff Haberstroh<br>Doyle Fontenot    |
| City of San Antonio CoSA (Frost Bank) Tower Renovation          | Interior Renovation                          | City of San Antonio      | Public         | 1,493,000                          | Carol Warkoczewski<br>P: 210.207.3914<br>E: carol.warkoczewski@sanantonio.gov | Jan-18 | In Progress | \$63.56     | N/A             | Design Build            | Ford Powell Carson              | Skanska                     | Jeff Haberstroh<br>Doyle Fontenot    |
| Houston Food Bank - Kitchen & Wing Expansion                    | 10,000 SF Kitchen & Wing Expansion           | Houston Food Bank        | Public         | 2,326,000                          | Matt Toomes<br>P: 713.223.3700<br>E: mtoomes@houstonfoodbank.org              | Jan-16 | Mar-17      | \$3.4       | \$3.4           | CMAR                    | RWS Architects                  | Tellepsen Builders          | Gary Hall<br>Marc Scott              |
| White Oak Bayou Park & Trailhead (Houston Parks)                | Trails and Trailhead                         | Houston Parks Board      | Public         | 2,326,000                          | Danny Zirilli<br>P: 713.942.8500<br>E: dannyzirilli@houstonparksboard.org     | Feb-19 | In Progress | \$2.00      | N/A             | CSP                     | White Oak Studio                | N/A                         | Marc Scott<br>Sam Lampe              |
| Setzer Student Center Renov. Bldg Env                           | Oversee/manage building envelope             | Lamar University         | Public         | 118,428                            | Katherine Miller<br>P: 409.880.8671<br>E: katherine.miller@lamar.edu          | Nov-17 | Apr-18      | \$0.4       | \$0.4           | N/A                     | Kirksey Architecture            | Skanska                     | Marc Scott                           |



| Project Name  | Description   | Owner                       | Public/Private | Size of Public Entity (Population) | Client   | Start  | Finish      | Budget (MM) | Final Cost (MM) | Project Delivery Method | Architect                       | Contractor                                | Staff Member                               |
|---|---|-----------------------------|----------------|------------------------------------|--|--------|-------------|-------------|-----------------|-------------------------|---------------------------------|---|--|
| Setzer Student Center Renov. Commissioning                            | Oversee/manage Commissioning  | Lamar University            | Public         | 118,428                            | Katherine Miller<br>P: 409.880.8671<br>E: katherine.miller@lamar.edu | Nov-17 | Apr-18      | \$0.40      | \$0.40          | N/A                     | Kirksey Architecture            | Skanska                                   | Marc Scott                                 |
| District Energy Corporation (DEC) Owners Rep-LES LOC Thermal Facility | 27,400 SF Thermal Facility  | Lincoln Electrical System   | Public         | 287,401                            | Trish Owen<br>P: 402.416.1691<br>E: towen@les.com                    | Jan-17 | Aug-18      | \$1.1       | \$1.1           | CMAR                    | Olsson Associates               | Hausmann Construction                     | Caleb Swanson<br>Adam Hoebelheinrich       |
| LES South Headquarters Complex  | New Construction Headquarters   | Lincoln Electrical System   | Public         | 287,401                            | Trish Owen<br>P: 402.416.1691<br>E: towen@les.com                    | Nov-15 | In Progress | \$43.00     | N/A             | CMAR                    | Davis Design                    | Hausmann Construction                     | Adam Hoebelheinrich<br>Jessica Goodrich    |
| LES South Headquarters Complex -Operation Center                      | New Construction Operation Center   | Lincoln Electrical System   | Public         | 287,401                            | Trish Owen<br>P: 402.416.1691<br>E: towen@les.com                    | Jan-17 | Sep-19      | \$100.0     | \$100.0         | CMAR                    | Davis Design                    | Hausmann Construction                     | Adam Hoebelheinrich<br>Jessica Goodrich    |
| Medical Center Alliance Intersections                                 | Infrastructure: Streetscapes, lighting, signage                           | Medical Center Alliance     | Public         | 1,493,000                          | Bill Balthrope<br>P: 210.223.6383<br>E: bill@moodtexas.com           | Jan-02 | In Progress | \$63.00     | N/A             | Lump Sum                | Rialto Studio, Inc.             | E-Z Bel Construction;<br>SAECO Electric & | Dick McNary<br>John Duhring                |
| San Antonio Food Bank   | 50,000 SF Renovation for NonProfit  | San Antonio Food Bank       | Public         | 1,493,000                          | Eric Cooper<br>P: 210.337.3663<br>E: ecooper@safoodbank.org          | Jun-19 | In Progress | \$12.0      | N/A             | P3                      | RVK Architects                  | FA Nunnally                               | Andrew Hunt<br>Jim Michel<br>Dia Alyfantis |
| Humane Society Admin Buildings - Phase I                              | NonProfit Office Buildings  | San Antonio Humane Society  | Public         | 1,493,000                          | Nancy May<br>P: 210.226.7461<br>E: nmay@sahumane.org                 | Sep-17 | In Progress | \$15.00     | N/A             | CMAR                    | Alamo Architects                | Metropolitan Contracting                  | Andrew Hunt<br>Dia Alyfantis               |
| Health Sciences Bldg  | 82,000 SF New Construction  | Southeast Community College | Public         | 10,000                             | Aaron Epps<br>P: 402.437.2833<br>E: aepps@southeast.edu              | Dec-18 | In Progress | \$34.0      | N/A             | CMAR                    | BCDM Architects                 | Hausmann Construction                     | Justin Short<br>Jessica Goodrich           |
| Learning Center   | 9,800 SF New Construction   | Southeast Community College | Public         | 10,000                             | Aaron Epps<br>P: 402.437.2833<br>E: aepps@southeast.edu              | May-18 | In Progress | \$5.00      | N/A             | CMAR                    | BCDM Architects                 | AHRS Construction, Inc.                   | Justin Short<br>Adam Hoebelheinrich        |
| General Classroom Building  | 53,500 SF New Construction  | Southeast Community College | Public         | 10,000                             | Aaron Epps<br>P: 402.437.2833<br>E: aepps@southeast.edu              | Apr-19 | In Progress | \$22.0      | N/A             | CMAR                    | BVH Architecture                | Hausmann Construction                     | Justin Short<br>Adam Hoebelheinrich        |
| Milford Dorm  | 54,268 SF New Construction  | Southeast Community College | Public         | 10,000                             | Aaron Epps<br>P: 402.437.2833<br>E: aepps@southeast.edu              | Jun-18 | Aug-19      | \$13.50     | \$13.50         | CMAR                    | Clark Enerson Partners          | Sampson Construction                      | Justin Short<br>Adam Hoebelheinrich        |
| Diesel Tech Bldg  | 58,000 SF New Construction  | Southeast Community College | Public         | 10,000                             | Aaron Epps<br>P: 402.437.2833<br>E: aepps@southeast.edu              | Jun-18 | Dec-19      | \$13.5      | \$13.5          | CMAR                    | Davis Design                    | Boyd Jones Construction                   | Justin Short                               |
| Dining Hall   | 14,500 SF New Construction  | Southeast Community College | Public         | 10,000                             | Aaron Epps<br>P: 402.437.2833<br>E: aepps@southeast.edu              | Aug-18 | Sep-19      | \$5.40      | \$5.40          | CMAR                    | Erickson Sullivan Architects    | Sampson Construction                      | Justin Short                               |
| Beatrice Residence Building   | 54,268 SF New Construction  | Southeast Community College | Public         | 10,000                             | Aaron Epps<br>P: 402.437.2833<br>E: aepps@southeast.edu              | Jun-18 | Aug-19      | \$9.0       | \$9.0           | CMAR                    | The Clark Enerson Partners      | Sampson Construction                      | Justin Short                               |
| 3 Campus Site and Master Plan   | Master Planning for 3 Campuses  | Southeast Community College | Public         | 10,000                             | Aaron Epps<br>P: 402.437.2833<br>E: aepps@southeast.edu              | May-18 | In Progress | N/A         | N/A             | NA                      | Olsson Associates               | N/A                                       | Adam Hoebelheinrich<br>Justin Short        |
| TAMU-SA Facilities Contract Mgmt Services                             | Managed Facilities Department on Contract Basis at San Antonio, TX campus | Texas A&M University System | Public         | 1,493,000                          | Russell Wallace<br>P: 979.458.7002<br>E: rwallace@tamus.edu          | Jan-17 | Dec-17      | \$6.0       | \$6.0           | N/A                     | N/A                             | N/A                                       | Louie Rodriguez<br>Anthony Calabrese       |
| WTAMU ESCO Energy Retrofit Projects                                   | Across Campus Energy Retrofits in Canyon, TX                              | Texas A&M University System | Public         | 15,953                             | Russell Wallace<br>P: 979.458.7002<br>E: rwallace@tamus.edu          | Dec-18 | In Progress | \$15.10     | N/A             | Design Build            | N/A                             | Ameresco                                  | Gary Hall<br>Steve Hill                    |
| WTAMU Jarrett Hall Renovation - Phase II                              | 160,000 SF Renovation in Canyon, TX                                       | Texas A&M University System | Public         | 15,953                             | Russell Wallace<br>P: 979.458.7002<br>E: rwallace@tamus.edu          | Sep-16 | Mar-19      | \$14.3      | \$14.3          | CMAR                    | TreanorHL                       | Western Builders                          | Gary Hall<br>Steve Hill                    |
| Harrington Academic Hall/Amarillo Center                              | 108,442 SF New Construction in Amarillo, TX                               | Texas A&M University System | Public         | 199,924                            | Russell Wallace<br>P: 979.458.7002<br>E: rwallace@tamus.edu          | Aug-17 | Dec-18      | \$32.50     | \$32.50         | CMAR                    | Lavin Architects                | Wiley Hicks, Jr. GC                       | Gary Hall<br>Steve Hill                    |
| West Texas A&M Football Stadium                                       | 160,000 SF New Construction of Football Stadium in Canyon, TX             | Texas A&M University System | Public         | 15,953                             | Russell Wallace<br>P: 979.458.7002<br>E: rwallace@tamus.edu          | May-18 | Sep-19      | \$33.2      | \$33.2          | CMAR                    | DLR Group; Pfluger Architects   | Western Builders                          | Gary Hall<br>Steve Hill                    |
| Heritage Hall - Killeen   | 64,449 SF New Construction in Killeen, TX                                 | Texas A&M University System | Public         | 149,103                            | Russell Wallace<br>P: 979.458.7002<br>E: rwallace@tamus.edu          | Jan-17 | Dec-18      | \$36.00     | \$36.00         | CMAR                    | Lord Aeck Sargent               | Austin Commercial                         | Gary Hall<br>Pete McKinney                 |
| West Campus Data Center   | 50,000 SF Redevelopment to Data Center in College Station, TX             | Texas A&M University System | Public         | 116,218                            | Russell Wallace<br>P: 979.458.7002<br>E: rwallace@tamus.edu          | Jul-16 | Jul-17      | \$33.2      | \$33.2          | Design Build            | Evolve Infrastructure Solutions | Evolve Infrastructure Solutions           | Gary Hall<br>Lisa Elmhorst                 |
| Mosher Hall Renovation  | 155,430 SF HVAC and Finishes Renovation in College Station, TX            | Texas A&M University System | Public         | 116,218                            | Russell Wallace<br>P: 979.458.7002<br>E: rwallace@tamus.edu          | Dec-16 | Jan-18      | \$15.10     | \$15.10         | CSP                     | Jones*DBR                       | MLN                                       | Gary Hall<br>Lisa Elmhorst                 |

| Project Name  | Description   | Owner                        | Public/Private | Size of Public Entity (Population) | Client  | Start           | Finish      | Budget (MM) | Final Cost (MM) | Project Delivery Method | Architect                       | Contractor                           | Staff Member  |
|---|---|------------------------------|----------------|------------------------------------|---|-----------------|-------------|-------------|-----------------|-------------------------|---------------------------------|--------------------------------------|---|
| Mosher Hall Renovation                                      | 155,430 SF HVAC and Finishes Renovation in College Station, TX                    | Texas A&M University System  | Public         | 116,218                            | Russell Wallace<br>P: 979.458.7002<br>E: rwallace@tamus.edu           | Dec-16          | Jan-18      | \$15.10     | \$15.10         | CSP                     | Jones*DBR                       | MLN                                  | Gary Hall<br>Lisa Elmhorst  |
| Kyle Field Stadium Redevelopment                            | 1,325,150 SF Stadium Redevelopment in College Station, TX                         | Texas A&M University System  | Public         | 116,218                            | Russell Wallace<br>P: 979.458.7002<br>E: rwallace@tamus.edu           | Jun-13          | Aug-15      | \$483.0     | \$483.0         | CMAR                    | Populous                        | Manhattan / Vaughn                   | Gary Hall<br>Jo Lynn Winfrey<br>Lisa Elmhorst                         |
| Corps Dormitories Renovation                                | 415,832 SF Renovation to Corps Dorms in College Station, TX                       | Texas A&M University System  | Public         | 116,218                            | Russell Wallace<br>P: 979.458.7002<br>E: rwallace@tamus.edu           | Mar-15          | Dec-17      | \$125.00    | \$125.00        | Design Build            | Kirksey                         | Vaughn Construction                  | Gary Hall<br>Jo Lynn Winfrey  |
| EB Cushing Track Stadium                                    | 109,740 New Construction of Outdoor Track Stadium in College Station, TX          | Texas A&M University System  | Public         | 116,218                            | Russell Wallace<br>P: 979.458.7002<br>E: rwallace@tamus.edu           | Apr-17          | Oct-18      | \$28.6      | \$28.6          | CMAR                    | SIM-PBK                         | Austin Commercial                    | Gary Hall<br>Del Reibold<br>Jo Lynn Winfrey                           |
| Davis Diamond Softball Stadium                              | 10,000 SF New Construction Stadium in College Station, TX                         | Texas A&M University System  | Public         | 116,218                            | Russell Wallace<br>P: 979.458.7002<br>E: rwallace@tamus.edu           | Mar-17          | Apr-18      | \$28.70     | \$28.70         | CMAR                    | Gensler                         | Austin Commercial                    | Gary Hall<br>Del Reibold<br>Jo Lynn Winfrey                           |
| PVAMU ESCO Energy Retrofit Projects                         | Across Campus Energy Retrofits in Prairie View, TX                                | Texas A&M University System  | Public         | 6,428                              | Russell Wallace<br>P: 979.458.7002<br>E: rwallace@tamus.edu           | Oct-18          | In Progress | \$15.3      | N/A             | Design Build            | N/A                             | Ameresco                             | Gary Hall   |
| Bright Building Renovation                                  | Renovation of Football Locker, Meeting, and Training Rooms in College Station, TX | Texas A&M University System  | Public         | 116,218                            | Russell Wallace<br>P: 979.458.7002<br>E: rwallace@tamus.edu           | Jun-14          | Nov-15      | \$16.00     | \$16.00         | CMAR                    | Populous                        | Vaughn Construction                  | Gary Hall   |
| Prairie View Fabrication Center                             | 25,000 SF New Construction in Prairie View, TX                                    | Texas A&M University System  | Public         | 6,428                              | Russell Wallace<br>P: 979.458.7002<br>E: rwallace@tamus.edu           | Jan-17          | Feb-19      | \$17.1      | \$17.1          | CMAR                    | Kirksey                         | SpawGlass                            | Gary Hall   |
| TAMU-SA Science & Technology Complex                        | 117,000 SF New Construction in San Antonio, TX                                    | Texas A&M University System  | Public         | 1,493,000                          | Russell Wallace<br>P: 979.458.7002<br>E: rwallace@tamus.edu           | Jun-16          | Jul-18      | \$58.80     | \$58.80         | CMAR                    | Stantec                         | SpawGlass                            | Anthony Calabrese   |
| Alamo and Long Barracks NDE                                 | 135,000 Exploration of Historic Alamo Site  | Texas General Land Office    | Public         | 1,493,000                          | Andrew Miller<br>P: 512.463.5001<br>E: andrew.miller@glo.texas.gov    | Feb-19          | In Progress | \$0.6       | N/A             | CMAR                    | Preservation Design Partnership | Pugh Construction; Hunt Restorations | Jeff Haberstroh<br>Louie Rodriguez                                    |
| Sports Performance Complex                                  | 159,000 SF Sports Performance Complex   | Texas Tech University System | Public         | 255,885                            | Billy Breedlove<br>P: 806.834.2671<br>E: Billy.Breedlove@ttu.edu      | Apr-15          | Jan-18      | \$38.00     | \$38.00         | CMAR                    | Gensler Sports                  | Bartlett-Cocke                       | Dick McMary   |
| Experimental Science Building II (ESB II)                   | 118,509 SF New Construction in Lubbock, TX  | Texas Tech University System | Public         | 255,885                            | Billy Breedlove<br>P: 806.834.2671<br>E: Billy.Breedlove@ttu.edu      | Apr-16          | In Progress | \$77.0      | \$79.5          | CMAR                    | TreanorHL                       | FlintCo                              | Andrew Hunt<br>John McAllen   |
| McKinney Hangar   | 40,295 SF Hangar  | Toyota/City of McKinney      | Public         | 191,645                            | Ken Carley<br>P: 972.562.4053<br>E: kcarley@flytki.com                | Jan-17          | May-18      | \$4.26      | \$4.26          | CMAR                    | McCaslin Associates             | StructureTone                        | Andrew Hunt<br>John Duhring   |
| Larson Lifetime Center Renovations - New Athletics Building | New Construction Athletics Building   | Union College                | Public         | 287,401                            | Steve Trana<br>P: 402.486.2600<br>E: steve.trana@ucollege.edu         | Dec-19          | In Progress | TBD         | N/A             | DB                      | Ayars & Ayars                   | Ayars & Ayars                        | Caleb Swanson<br>Adam Hoebelheinrich                                  |
| UHS Eastside Clinic (Hilliard)                              | 12,500 SF Medical Clinic  | University Health System     | Public         | 1,493,000                          | George Hernandez<br>P: 210.363.3452<br>E: george.hernandez@uhs-sa.com | Sep-16          | Dec-17      | \$5.80      | \$5.80          | CMAR                    | KAI Texas                       | Turner Construction Co.              | Jim Michel<br>Louie Rodriguez   |
| UHS-SA- In-House Project Management                         | 150,000 SF In-House PM of over 100 Projects                                       | University Health System     | Public         | 1,493,000                          | George Hernandez<br>P: 210.363.3452<br>E: george.hernandez@uhs-sa.com | May-17          | Apr-19      | \$41.0      | \$41.0          | CMAR                    | N/A                             | N/A                                  | Dick McNary<br>John Sharpstene<br>Dia Alyfantis                       |
| Engineering Building  | 105,801 SF New Construction in Odessa, TX   | University of Texas System   | Public         | 120,568                            | Richard De Leon<br>P: 210.567.8727<br>E: rdeleon@utsystem.edu         | PC Start 6/20   | In Progress | \$55.10     | N/A             | CSP                     | Stantec                         | Adolfo Peterson                      | Merrill Stanley<br>Michael Perrin                                     |
| Interdisciplinary Research Building                         | 156,000 SF New Construction in El Paso, TX  | University of Texas System   | Public         | 682,669                            | Richard De Leon<br>P: 210.567.8727<br>E: rdeleon@utsystem.edu         | PC Start 6/2019 | In Progress | \$93.5      | N/A             | CMAR                    | Perkins & Will                  | Hensel Phelps                        | Merrill Stanley<br>Michael Perrin                                     |
| Kinesiology Building  | 63,717 SF New Construction in Odessa, TX  | University of Texas System   | Public         | 120,568                            | Richard De Leon<br>P: 210.567.8727<br>E: rdeleon@utsystem.edu         | PC Start 6/20   | In Progress | \$37.00     | N/A             | CMAR                    | Smith Group                     | Lott Brothers                        | Merrill Stanley<br>Michael Perrin                                     |
| School of Medicine Team Based Learning Center               | 26,652 SF Learning Center in Edinburg, TX   | University of Texas System   | Public         | 98,665                             | Richard De Leon<br>P: 210.567.8727<br>E: rdeleon@utsystem.edu         | PC Start 6/2019 | In Progress | \$13.7      | N/A             | CSP                     | Munoz & Company                 | Vaughn Construction                  | Merrill Stanley<br>John Sharpstene<br>Frank Aguillon<br>Lori Tijerina |
| School of Medicine Institute of Neurosciences               | 32,570 SF Institute in Harlingen, TX  | University of Texas System   | Public         | 65,436                             | Richard De Leon<br>P: 210.567.8727<br>E: rdeleon@utsystem.edu         | PC Start 6/20   | In Progress | \$30.00     | N/A             | CMAR                    | Munoz & Company                 | Vaughn Construction                  | Merrill Stanley<br>John Sharpstene<br>Frank Aguillon<br>Lori Tijerina |
| Campus Landscape Enhancement Phase III                      | Campus Landscape Enhancements in Richardson, TX                                   | University of Texas System   | Public         | 120,981                            | Richard De Leon<br>P: 210.567.8727<br>E: rdeleon@utsystem.edu         | PC Start 6/2019 | In Progress | \$18.0      | N/A             | CMAR                    | PWP Landscape Architects        | Linbeck Group                        | Anthony Calabrese<br>Howard Templin<br>Brenda Smith                   |

| Project Name   | Description  | Owner                                   | Public/Private | Size of Public Entity (Population) | Client  | Start           | Finish      | Budget (MM) | Final Cost (MM) | Project Delivery Method | Architect             | Contractor                              | Staff Member  |
|--|--|---|----------------|------------------------------------|---|-----------------|-------------|-------------|-----------------|-------------------------|-----------------------|---|---|
| Science Building   | 187,237 SF New Construction in Richardson, TX  | University of Texas System              | Public         | 120,981                            | Richard De Leon<br>P: 210.567.8727<br>E: rdeleon@utsystem.edu                     | PC Start 6/20   | In Progress | \$101.00    | N/A             | CMAR                    | Stantec               | Linbeck Group                           | Anthony Calabrese<br>Howard Templin<br>Brenda Smith |
| College of Arts and Sciences Renovations                   | 140,000 SF Renovation in Tyler, TX   | University of Texas System              | Public         | 105,729                            | Richard De Leon<br>P: 210.567.8727<br>E: rdeleon@utsystem.edu                     | PC Start 6/2019 | In Progress | \$72.1      | N/A             | CMAR                    | SmithGroup            | Whiting-Turner Contracting Co.          | Anthony Calabrese                                   |
| Regional Data Center                                       | 51,200 SF Data Center in Arlington, TX   | University of Texas System              | Public         | 398,112                            | Richard De Leon<br>P: 210.567.8727<br>E: rdeleon@utsystem.edu                     | PC Start 6/20   | In Progress | \$5.00      | N/A             | CSP                     | Page                  | MedCo.                                  | Anthony Calabrese                                   |
| Victoria Electric Cooperative New HQ                       | 32,302 Headquarters  | Victoria Electric Cooperative           | Public         | 67,015                             | Blaine Warzecha<br>P: 361.573.2428<br>E: bwarzecha@victoriaelectric.coop          | Dec-13          | May-17      | \$10.5      | \$10.5          | CMAR                    | Perkins * Will        | Weaver & Jacobs Constructors            | John McAllen  |
| Ridgemont New Office Building                              | 32,000 SF Office Building  | Ridgemont Properties Inc.               | Private        |                                    | Trebes Sasser<br>P: 210.826.1800<br>E: tsasserjr@rpitx.com                        | Oct-18          | In Progress | \$6.50      | N/A             | CMAR                    | Studio 8              | R.C. Page Construction                  | Ed Mullins  |
| Roadrunner Athletics Center of Excellence (RACE)           | 110,000 SF New Construction Multi-Purpose Sports Performance Center in San Antonio, TX | University of Texas San Antonio         | Private        |                                    | Gene Dawson<br>P: 210.375.9000<br>E: gdawson@pape-dawson.com                      | Nov-19          | In Progress | \$44.0      | N/A             | CMAR                    | Marmon Mok / Populous | Joeris                                  | Louie Rodriguez<br>John Duhring                     |
| Mary B. and Robert J. Wright Learning & Information Center | 30,000 SF Addition and Renovation to Library in Austin, TX                             | Austin Presbyterian Seminary            | Private        |                                    | Heather Zdancewicz<br>P: 512.404.4800<br>E: hzdancewicz@austinseminary.edu        | Feb-19          | In Progress | \$17.00     | N/A             | CMAR                    | Dewberry Architects   | Thos. S. Byrne, Ltd.                    | Ed Mullins  |
| Credit Human Interior Finish Out (Broadway Bank)           | 211,971 SF Interior Finish Out   | Credit Human                            | Private        |                                    | Francisco Manon<br>P: 800.688.7228<br>E: fmanon966@credithuman.com                | Mar-18          | Jun-19      | \$40.3      | \$40.3          | CMAR                    | Kirksey Architecture  | Joeris                                  | Louie Rodriguez<br>John Duhring<br>Arthur Garcia    |
| Peloton Office Park- Hill Country Village                  | 80,000 SF Office Park  | Peloton Commercial Real Estate          | Private        |                                    | Scott Boynton<br>P: 210.299.1172<br>E: sboynton@cbre.com                          | Jan-17          | May-19      | \$11.00     | \$11.00         | CMAR                    | Studio 8              | R.C. Page Construction                  | Ed Mullins  |
| St. Stephens Precon Phase I                                | Preconstruction Services for School  | St. Stephen's Episcopal Church & School | Private        |                                    | Lisa Hunt<br>P: 713.528.6665<br>E: lhunt@ststephenshouston.org                    | Aug-19          | In Progress | TBD         | N/A             | N/A                     | N/A                   | N/A                                     | Marc Scott<br>Sam Lampe                             |
| Pond Hill Tenant Improvement                               | 15,427 SF Interior Finish Out  | SV Partners LLC                         | Private        |                                    | Jason Adkison<br>P: 210.299.1172<br>E: jason.adkison@cbre.com                     | Mar-19          | In Progress | \$1.04      | N/A             | CSP                     | Insite Architects     | N/A                                     | John Sharpstene                                     |
| Caroline Weston Performing Arts Center                     | 4,844 SF Performing Arts Complex   | Texas Lutheran University               | Private        |                                    | Andrew Nelson<br>P: 830.372.8011<br>E: anelson@tlu.edu                            | Sep-16          | Dec-17      | \$14.9      | \$12.8          | Design Build            | Pfluger Architects    | Bartlett-Cocke                          | Anthony Calabrese                                   |
| TRTF / Music Building Renovation                           | 20,000 SF Research Facility  | Texas Research & Technology Foundation  | Private        |                                    | John Negem<br>P: 210.674.4177<br>E: jpnegem@trtf-id.org                           | Mar-19          | In Progress | \$7.94      | N/A             | CMAR / P3               | Douglas Architects    | Metropolitan Contracting                | Dick McNary<br>Jim Michel                           |
| Lemon Creek Development Phase I                            | Office Development   | Valcor Commercial Real Estate           | Private        |                                    | Charlie Malmberg<br>P: 210.824.4242<br>E: charlie@valcorcre.com                   | Jun-19          | In Progress | \$27.0      | N/A             | P3                      | Nelsen Partners       | N/A                                     | Ed Mullins  |
| Accion - Texas Headquarters                                | 16,654 SF NonProfit Headquarters   | Accion Texas Inc.                       | Private        |                                    | Janie Barrera<br>P: 210.507.4283<br>E: jbarrera@acciontexas.org                   | Jul-13          | Apr-15      | \$7.89      | \$7.89          | CMAR                    | Lake Flato Architects | Keller Martin                           | Jim Michel  |
| Bank of SA - New Building                                  | 57,670 SF Office Building  | Bank of San Antonio                     | Private        |                                    | Brent Given<br>P: 210.807.5501<br>E: brent.given@thebankofsa.com                  | Apr-14          | Jul-16      | \$10.5      | \$10.5          | CMAR                    | Chesney Morales       | Metropolitan Contracting                | Dick McNary   |
| My Viet Plaza  | 13,294 SF Medical Building Finish Out  | Bank of San Antonio                     | Private        |                                    | Michael Ussery<br>P: 210.807.5560<br>E: michael.ussery@thebankofsa.com            | Aug-19          | In Progress | \$2.56      | N/A             | CSP                     | SJ Kramer             | Tejas Premier Building Contractor, Inc. | Andrew Hunt<br>John Sharpstene                      |
| GenCure Biomanufacturing Center                            | 37,342 SF Bio Research Facility  | BioBridge Global -- GenCure             | Private        |                                    | Martin Landonx<br>P: 210.757.9505<br>E: martin.landonx@biobridgeglobal.org        | Dec-18          | In Progress | \$19.6      | N/A             | CMAR                    | Pape-Dawson           | Metropolitan Contracting                | Dick McNary<br>Jim Michel                           |
| Compass Rose Academy                                       | 70,000 SF Charter School   | Compass Rose Academy                    | Private        |                                    | Charlie Hernandez<br>P: 210.540.9265<br>E: chernandez@compassrosesa.org           | Sep-19          | In Progress | \$14.22     | N/A             | CMAR                    | Alamo Architects      | Turner Construction Co.                 | Andrew Hunt<br>Jim Michel<br>Dia Alyfantis          |
| Frost Bank Westover Hills Office/Garage Project            | 434,270 SF Office and Parking Garage   | Frost Bank                              | Private        |                                    | Jim Lohse<br>P: 210.220.4527<br>E: jlohse@frostbank.com                           | Apr-13          | Jul-16      | \$185.1     | \$185.1         | CMAR                    | Marmon Mok            | SpawGlass                               | Anthony Calabrese                                   |
| Grief's Journey New HQ Complex                             | NonProfit Headquarters   | Grief's Journey                         | Private        |                                    | Rebecca Turner<br>P: 402.502.2773<br>E: rturner@griefsjourney.org                 | Apr-19          | In Progress | \$2.00      | N/A             | Design Build            | Leo Daly              | N/A                                     | Del Reibold<br>Adam Hoebelheinrich                  |
| Howard Energy - 1st Floor Renovation                       | 14,941 SF Interior Renovation  | Howard Energy Partners                  | Private        |                                    | Erin Affeldt<br>P: 210.298.2222<br>E: eaffeldt@howardep.com                       | Sep-17          | Apr-18      | \$0.8       | \$0.8           | P3                      | The Jordan Group      | Metropolitan Contracting                | Andrew Hunt<br>Jim Michel<br>John Duhring           |
| Intercultural Senior Center                                | 22,000 SF Senior Center  | Intercultural Senior Center             | Private        |                                    | Carolina Padilla<br>P: 402.444.6529<br>E: carolinap@interculturalseniorcenter.org | Jan-18          | Jan-19      | \$13.00     | \$13.00         | CMAR                    | DLR Group             | Roloff Construction                     | Adam Hoebelheinrich                                 |



| Project Name   | Description                                      | Owner                        | Public/Private | Size of Public Entity (Population) | Client  | Start  | Finish      | Budget (MM) | Final Cost (MM) | Project Delivery Method | Architect                   | Contractor                      | Staff Member                               |
|--|--|------------------------------|----------------|------------------------------------|---|--------|-------------|-------------|-----------------|-------------------------|-----------------------------|---------------------------------|--|
| K9 for Warriors  | 4,000 SF NonProfit Kennels                       | K9 for Warriors              | Private        |                                    | Jason Snodgrass<br>P: 904.686.1956<br>E:jason@k9forwarriors.org           | May-19 | In Progress | \$1.4       | N/A             | Design Build            | RVK Architects              | Guido Brothers Construction     | Andrew Hunt<br>Jim Michel<br>Dia Alyfantis |
| Menil Drawing Institute                                  | 45,000 Renovation/Additions to Drawing Institute | Menil Foundation             | Private        |                                    | Melissa McDonnell Lujan<br>P: 713.525.9439<br>E: mlujan@menil.org         | Dec-15 | Aug-17      | \$48.89     | \$48.89         | CMAR                    | Johnston Marklee            | Gilbane                         | Marc Scott                                 |
| MOB @ Live Oak Hills                                     | 70,000 SF Medical Office Building                | MOB at Live Oak Hills, LLC   | Private        |                                    | Jose Ruiz<br>P: 210.289.0732<br>E: cjruiz@hotmail.com                     | Jul-15 | Apr-17      | \$15.4      | \$15.4          | CMAR                    | Ponder to Ponder Architects | Rogers O'Brien Construction Co. | Andrew Hunt                                |
| Morningside Ministries Independent Living Menger Springs | 151,000 SF Retirement Community                  | Morningside Ministries       | Private        |                                    | Alvin Loewenberg<br>P: 210.734.1000<br>E: alvin.loewenberg@mmliving.org   | Mar-14 | Aug-15      | \$42.00     | \$42.00         | CMAR                    | D2 Architecture             | Koontz McCombs                  | Jim Michel                                 |
| Oak Hills Church - New Auditorium                        | 152,591 Church Renovations/Addition              | Oak Hills Church of Christ   | Private        |                                    | Mark Tidwell<br>P: 210.698.4660<br>E: markt@oakhillschurch.com            | Mar-14 | Apr-17      | \$28.2      | \$28.2          | CMAR                    | RVK Architects              | SpawGlass                       | Anthony Calabrese                          |
| Sage View Partners Renovations                           | 52,000 SF Developer Renovation                   | SageView Partners            | Private        |                                    | Gardner Peavy<br>P: 210.201.4211<br>E: gpeavy@pelotoncre.com              | Jul-18 | Feb-19      | \$1.46      | \$1.46          | CMAR                    | Douglas Architects          | G.W. Mitchell & Sons            | Ed Mullins                                 |
| Alamo Ranch Casa Blanca Theatre Complex                  | 114,451 SF Theatre                               | San Antonio Area Foundation  | Private        |                                    | David Holmes<br>P: 210.496.1300<br>E: dholmes@santikos.net                | Mar-15 | Mar-16      | \$54.5      | \$54.5          | Design Build            | D.L. Ogden; TK Architects   | Turner Construction Co.         | Dick McNary                                |
| Training Center  | 26,000 SF Training/Education Center              | SER Jobs for Progress        | Private        |                                    | Sheroo Mukhtiar<br>P: 713.773.6000<br>E: Sheroo.Mukhtiar@serhouston.org   | Jan-17 | Jun-18      | \$9.60      | \$9.60          | CMAR                    | RDLR Architects, Inc.       | Fourney Construction            | Marc Scott                                 |
| St. George Hotel   | 46,959 SF Hotel in Marfa, Texas                  | St. George Hotel             | Private        |                                    | Timothy Crowley<br>P: 432.429.3010<br>E: tcrowley@crowleynorman.com       | Sep-14 | Nov-15      | \$15.1      | \$15.1          | CMAR                    | Carlos Jimenez Studio       | Alamo System LLC                | Retired                                    |
| Texas Organ Sharing Alliance Bldg.                       | 35,000 SF TOSA Headquarters                      | Texas Organ Sharing Alliance | Private        |                                    | Joseph Nespral<br>P: 210.614.7030<br>E: jnespral@tosa1.org                | Jan-17 | In Progress | \$11.00     | N/A             | CMAR                    | Marmon Mok                  | SpawGlass                       | Ed Mullins<br>Jim Michel                   |
| Witte Museum   | 87,600 Museum Renovations                        | Witte Museum                 | Private        |                                    | Marise McDermott<br>P: 210.357.1900<br>E: marisemcdermott@wittemuseum.org | Nov-13 | Jul-17      | \$60.0      | \$60.0          | CMAR                    | Lake Flato Architects       | Linbeck Group                   | Jim Michel                                 |
| Yantis- New Office and Shop Building                     | Office Building and Shop/Warehouse               | Yantis Company               | Private        |                                    | Matt Yantis<br>P: 210.655.3780<br>E: mattyantist@yantiscountry.com        | Mar-16 | Mar-17      | \$2.20      | \$2.20          | CMAR                    | MDN Architects              | Metropolitan Contracting        | Dick McNary<br>John Duhring                |



Photo Credit: Jason O'Rear/Chase Center

SECTION 3

# Key Staff and Qualifications





# Key Staff and Qualifications

Project Control strategically selected an expert team to align with the challenges and demands of a complex fairgrounds project with multiple structure types and flexible spaces. Rather than loading the project with excessive staff or cost, our team is appropriately lean while offering additional expertise with an operations consultant.

Our carefully crafted Owner’s Representative team brings the skills and knowledge needed to execute and exceed Webb County’s expectations. Our team brings unmatched experience in construction project management, public projects, and quality assurance (QA) combined with a passion for rodeo and horses. As reflected on the next page, our team’s experience covers every aspect of the Webb County Fairgrounds project.

We further support our team with an Operations Consultant/Advisor, Keith Martin. Keith, a ProRodeo Hall of Famer, led the San Antonio Stock Show and Rodeo for thirty years, and built it into the 14-time, PRCA Large Indoor Rodeo of the Year award-winning event. Keith served as the PRCA interim Commissioner from 2007 to 2008 and was inducted into the Legend of ProRodeo in 2018. He will assist our team as Operations Consultant. So as to not burden the project, Keith will support our team when, and if, required. We know the foundation of a successful team revolves around communication and teamwork. Our team will make it a priority to keep Webb County involved and aware of all aspects of the project.



## Project Team Comparable Project Experience

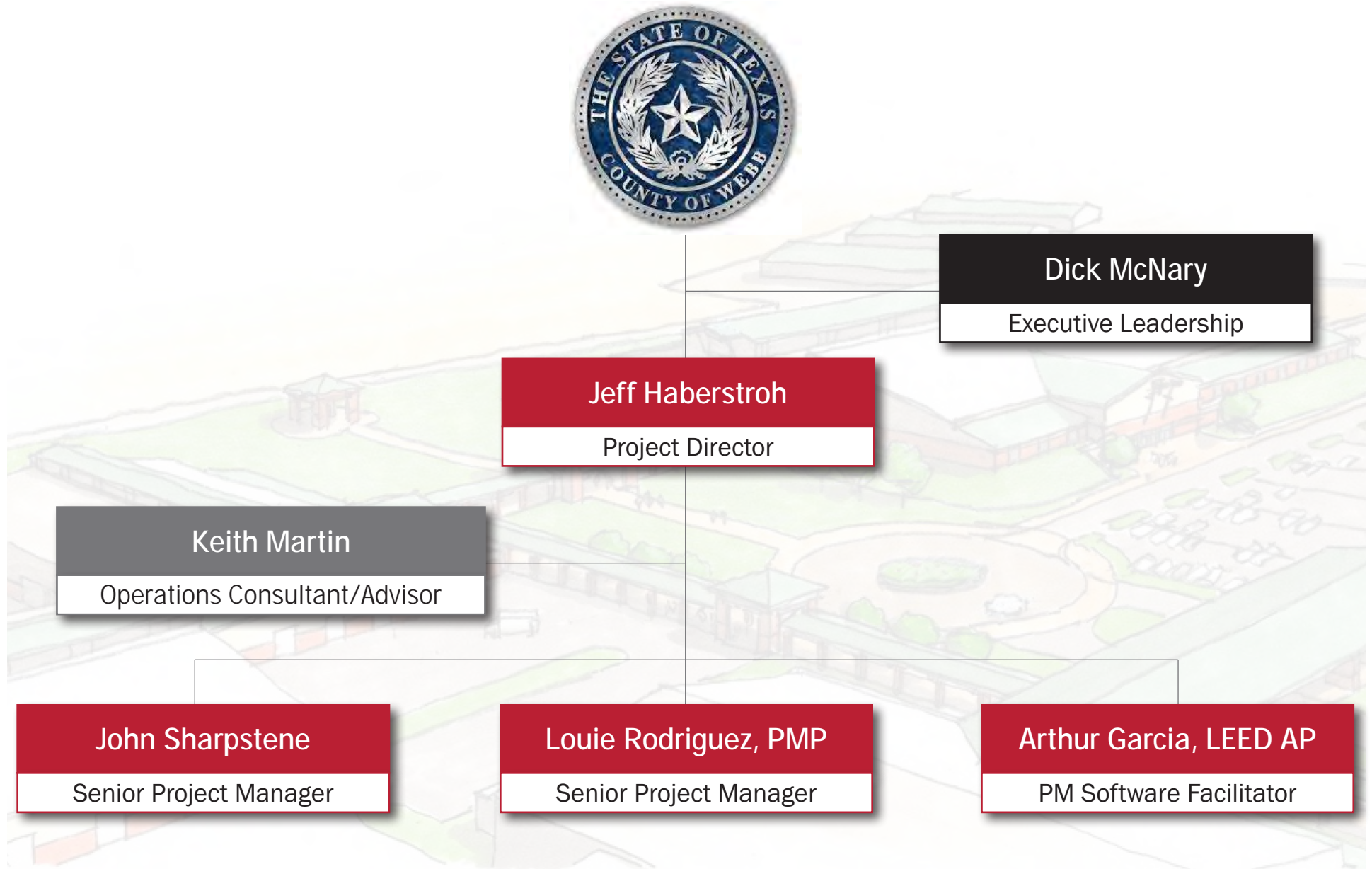
| COMPARABLE EXPERIENCE              | DICK<br>MCNARY | JEFF<br>HABERSTROH | LOUIE<br>RODRIGUEZ | JOHN<br>SHARPSTENE | ARTHUR<br>GARCIA |
|------------------------------------|----------------|--------------------|--------------------|--------------------|------------------|
| Sustainable Facilities             | ✓              | ✓                  | ✓                  | ✓                  | ✓                |
| Renovation                         | ✓              | ✓                  | ✓                  | ✓                  | ✓                |
| Pre-Engineered Metal Building      | ✓              | ✓                  | ✓                  | ✓                  | ✓                |
| TAS Requirements                   | ✓              | ✓                  | ✓                  | ✓                  | ✓                |
| Support Infrastructure / Utilities | ✓              | ✓                  | ✓                  | ✓                  | ✓                |
| Roadways and Parking               | ✓              | ✓                  | ✓                  | ✓                  | ✓                |
| Sports Complex                     | ✓              | ✓                  | ✓                  | ✓                  | ✓                |
| Exhibition Buildings               | ✓              | ✓                  | ✓                  |                    | ✓                |
| Arenas                             | ✓              | ✓                  | ✓                  |                    | ✓                |
| Community Center                   | ✓              | ✓                  | ✓                  |                    | ✓                |
| Banquet Facilities                 | ✓              | ✓                  |                    |                    | ✓                |
| Equestrian Facilities              | ✓              | ✓                  |                    |                    |                  |
| Outdoor Stage                      | ✓              | ✓                  |                    |                    |                  |
| Ticket Counters                    | ✓              | ✓                  |                    | ✓                  | ✓                |
| Concessions / Food Service         | ✓              | ✓                  | ✓                  | ✓                  | ✓                |
| Stadium Seating                    | ✓              | ✓                  |                    | ✓                  | ✓                |
| Storage                            | ✓              | ✓                  | ✓                  | ✓                  | ✓                |





## Organizational Chart

Our team is available immediately and ready to serve Webb County on the Fairgrounds project.





# Dick McNary

## EXECUTIVE LEADERSHIP

Dick McNary serves as President & COO of Project Control. Dick began his career with Project Control in the spring of 1985 as a Project Manager and rose through the ranks of the company to take over as President and COO. Under his guidance and leadership Project Control's portfolio has grown substantially and added to the national recognition of Project Control as a premier owner's representative and project management firm. Dick has held the responsibility for over 140 projects totaling over \$5.4 billion in project value.

In addition to his vast owner's representation experience, Dick spent his early days in the horse arena. Dick's grandfather a western Kansas feedlot and sale barn proprietor gave the family a pony and later a gentle quarter horse. After a few years riding, Dick went to work at the horse stable in the 6th grade and worked at the stable for five years. Dick not only worked as a young man on the farm with typical chores but taught the young kids how to ride.

### Education & Credentials

B.S., Construction Management  
Pittsburgh State University

### Years of Experience

40 years

### Select Project Experience

#### FIESTA TEXAS THEME PARK San Antonio, Texas

*Project included: the front gate; back-of-house, support metal building structures; 3 outdoor theatres; an interior, 2,000 seat theatre*

#### ST. MARY'S UNIVERSITY BILL GREEHEY ARENA AND CONVENTION CENTER San Antonio, Texas

#### PEARL BREWERY STABLES San Antonio, Texas

*Projects included: Full Goods Warehouse, support infrastructure, and Culinary Institute of America*

#### WITTE MUSEUM RENOVATIONS AND ADDITIONS San Antonio, Texas

#### SOUTH TEXAS MEDICAL CENTER INTERSECTION/INFRASTRUCTURE IMPROVEMENTS San Antonio, Texas

#### BEXAR COUNTY ADULT DETENTION CENTER PHASE 1 &2 San Antonio, Texas

#### LA CANTERA MASTERPLAN AND INFRASTRUCTURE San Antonio, Texas

#### LA CANTERA & THE RIM SITE DEVELOPMENT San Antonio, Texas

*Project Included: Off-site utility extensions*

#### BROOKS CITY BASE San Antonio, Texas

*Projects Included: Masterplan, road exterior building demo plan and strategy*

#### USAA TOWERS San Antonio, Texas

#### SECURITY SERVICE FEDERAL CREDIT UNION (SSFCU) HEADQUARTERS San Antonio, Texas

#### METHODIST HOSPITAL ADDITIONS AND RENOVATIONS San Antonio, Texas

#### UNIVERSITY HOSPITAL SYSTEM (UHS) San Antonio, Texas

*Reorganization of facility management department*



# Jeff Haberstroh

## PROJECT DIRECTOR

In addition to extensive experience as a Project Director for such noted municipal projects as the Henry B. Gonzales Convention Center Expansion and Alamodome Expansion and Renovations for the city of San Antonio, Jeff served as Senior Project Manager on the AT&T Center. This project included the coordination of the San Antonio Livestock Show and Rodeo requirements for the new facility. Growing up, Jeff participated as a contestant at multiple rodeo events as a member of the Texas Youth Rodeo Association and later through the Texas Rodeo Association and ProRodeo Cowboy Association. For eight years, Jeff volunteered as an Operations Committee member and Life Member of the San Antonio Livestock Exposition, Inc. Jeff served his community of Boerne, Texas as a City Councilman allowing him to take a wider view of project objectives as they relate to public input and communications, multiple stakeholder involvement, community dollars, and project transparency. Additionally, Jeff has served numerous Mayoral appointments, most recently as Chairman of the New City Hall Advisory Committee.

### Education & Credentials

Associates of Applied Arts and Sciences  
in Building Construction Technologies,  
Construction Engineering, Construction  
Management  
Texas State Technical College

### Memberships

San Antonio Livestock Exposition, Inc. Life  
Member 3079

Construction Managers Association  
of America, South Texas Chapter Vice  
President

Alamo Area Metropolitan Planning  
Organization, Transportation Policy Board  
Member

Kendall Appraisal District, Board Member

### Years of Experience

42 years

### Select Project Experience

**AT&T CENTER** San Antonio, Texas

**HENRY B. GONZALEZ CONVENTION CENTER EXPANSION** San Antonio, Texas

**HENRY B. GONZALEZ CONVENTION CENTER FACILITIES & OPS ASSESSMENT**  
San Antonio, Texas

**ALAMODOME FACILITIES & OPS ASSESSMENT** San Antonio, Texas

**ALAMODOME RENOVATIONS** San Antonio, Texas

**NELSON W. WOLFF STADIUM FACILITY ASSESSMENT** San Antonio, Texas

**SAN ANTONIO SPURS MARKETING CENTER** San Antonio, Texas

**THE ALAMO CHURCH AND LONG BARRACK RESTORATION** San Antonio, Texas

**PECOS MUNICIPAL MANAGEMENT DISTRICT PECOS, TEXAS**

**CITY OF SAN ANTONIO TRANSGUIDE CENTER** San Antonio, Texas

**BOERNE INDEPENDENT SCHOOL DISTRICT BOND PROGRAM** Boerne, Texas

**NEW SAMUEL V. CHAMPION HIGH SCHOOL** Boerne, Texas

**BOERNE HIGH SCHOOL ADDITION & RENOVATION** Boerne, Texas

**BOERNE MIDDLE SCHOOL ADDITION & RENOVATION** Boerne, Texas

**NEW CIBOLO CREEK ELEMENTARY SCHOOL** Boerne, Texas

**COKER ELEMENTARY SCHOOL RENOVATION** San Antonio, Texas

**THOUSAND OAKS ELEMENTARY SCHOOL RENOVATION** San Antonio, Texas





# R. Keith Martin

## OPERATIONS CONSULTANT/ADVISOR

Keith Martin is no stranger to the western way of life. Raised in the rural community of Lytle, TX, Keith has spent his career serving cowboys and rodeos on the Texas and national level. Most recently, Keith Martin served as Executive Director and CEO of the San Antonio Livestock Exposition, Inc. (S.A.L.E.), for 30 years. This is the non-profit organization responsible for producing the annual San Antonio Stock Show & Rodeo. The San Antonio Stock Show & Rodeo hosts the nation's largest junior livestock shows as well as the one of the country's largest, most prestigious rodeos.

During his tenure with the San Antonio Stock Show & Rodeo, Keith oversaw the operations of the rodeo and fairgrounds and played an integral role in all new facilities constructed on the grounds during his tenure. Keith brings his vast depth of knowledge and experience to our project team as an Operations Consultant. Although retired from S.A.L.E., his passion for rodeo and the cowboy lifestyle remain. He appreciates the opportunity to assist Webb County in improving their facilities and he understands the importance that this project

plays in the larger rodeo and livestock picture of Texas and the Country.

Keith has always taken an active role in agriculture throughout his life. As a youth, he showed livestock at the San Antonio Stock Show & Rodeo and in 1969, Keith began to volunteer with the show, which he continued to do for the next twenty years. In 1973, he became a life member of the S.A.L.E. and in May 1977 elected to its Board of Directors. He was appointed to the Executive Committee in 1984. From 1988-1989 he served as President and was elevated to Lifetime Director Emeritus in May 1989 and was soon after appointed as Executive Director. In January of 2000, he became Executive Director & CEO. Prior to his position at S.A.L.E., Keith's career at Frost National Bank spanned two decades. As noted below, Keith is, and has been, very active in the Professional Rodeo Cowboys Association (PRCA). Before serving as Chairman of the Board of the PRCA, Keith volunteered as Interim CEO and Commissioner to help stabilize the association and get it back on its feet financially. Not only has Keith served his rodeo family but also his local community by serving on numerous boards and volunteering in a variety of leadership roles. He enjoys hunting, fishing, horseback riding, and any other activity involving the outdoors.

### Honors

ProRodeo Hall of Fame and Museum of the American Cowboy, 2011 Notable/Lifetime Achievement 2011 Inductee  
Legends of ProRodeo, 2018 Inductee  
Hall of Fame Distinguished Service Award from Texas Tech University, 2006

### Current Memberships and Board Positions

Professional Rodeo Cowboys Association (PRCA) Gold Card Member  
National Finals Rodeo Board Member representing the PRCA  
Tejas Vaqueros, Board Member  
Texas FFA Foundation, Director Emeritus  
Texas Rangers Association Foundation, Board Member  
Lytle State Bank, Board of Directors Vice Chairman, Audit Committee Chairman

### Past Memberships and Board Positions

PRCA, Chairman of the Board  
PRCA, Interim CEO and Commissioner  
PRCA Rodeo Committee Executive Council, Chairman  
ProRodeo Hall of Fame and Museum of the American Cowboy, Board of Trustees  
ProRodeo Strategic Planning Council, Chairman and Member  
Wrangler National Finals Rodeo Committee, Member  
Association of Rodeo Committees, Past Chairman of the Board of Directors and Member  
North American Livestock Show & Rodeo Managers Association, Charter Member  
Board member for the Texas FFA Foundation  
Board member for Happy Hill Farm Academy/Home  
Agricultural Development Board of Directors at Texas A&M University  
Graduate of the FBI Citizen's Academy, President of Graduating Class



# Louie Rodriguez, PMP

## SENIOR PROJECT MANAGER

Throughout his career, Louie has been a part of municipal, private, and P3 projects across multiple markets including sports and entertainment, multi-family, retail, mission critical facilities, jails, commercial offices, distributions centers, manufacturing facilities, healthcare, and hospitality projects. He started out as a Mechanical and Plumbing Planner then embarked on his journey through the structural engineering field and subsequently the geotechnical engineering field before returning to the mechanical engineering side.

### Select Project Experience

**UTSA ATHLETICS CENTER OF EXCELLENCE** San Antonio, Texas

**ALAMODOME RENOVATIONS** San Antonio, Texas

**TEXAS A&M SAN ANTONIO MASTER PLAN PROJECTS** San Antonio, Texas

**DR. ROBERT L.M. HILLIARD COMMUNITY CENTER** San Antonio, Texas

**THE ALAMO CHURCH AND LONG BARRACK RESTORATION** San Antonio, Texas

**GUADALUPE COUNTY DETENTION CENTER ENERGY RETROFIT** Seguin, Texas

**GUADALUPE COUNTY JUSTICE CENTER** Seguin, Texas

**UNIVERSITY HEALTH SYSTEM MAIN BUILDING ENERGY RETROFITS** San Antonio, Texas

**WIMBERLEY ISD ENERGY RETROFIT** Wimberley, Texas

**CREDIT HUMAN HEADQUARTERS INTERIOR FINISH-OUT** San Antonio, Texas

**ONE FROST CENTER WESTOVER HILLS CORPORATE CAMPUS** San Antonio, Texas

**TIME WARNER CABLE DATA CENTERS** San Antonio, Texas

**LANDMARK HILTON EMBASSY HOTEL** San Antonio, Texas

**LANDMARK CLASS A OFFICE BUILDING** San Antonio, Texas

**ALSTADT BREWERY** Fredericksburg, Texas

**GRAINGER CORPORATE OFFICE DESIGN-BUILD FIT OUT** San Antonio, Texas

**HALLIBURTON NEW CAMPUS** San Antonio, Texas

**HEB CULINARY SCHOOL** San Antonio, Texas

### Education & Credentials

B.S., Mechanical Engineering Technology  
Purdue University

Project Management Professional (PMP)

### Memberships

Urban Land Institute Young Leader Mentor  
Protégé Program Graduate

Real Estate Council of San Antonio  
Leadership Development Program

St. PJ's Children's Shelter Governing and  
Facilities Committee Member

I-LinCP San Antonio Chapter, Immediate  
Past President

### Years of Experience

13 years



# John Sharpstene

## SENIOR PROJECT MANAGER

John is a resourceful project professional with successes leading capital projects, planning, and facility management for diverse Fortune 500 companies and institutional clients. His 35 years' experience in design and construction management has made him adept at evaluating facility and space needs, developing cost-effective solutions, and navigating high-stress environments. With a comprehensive knowledge of the project life cycle, he has led teams to deliver focused solutions that meet and exceed the Owner's goals. John brings experience delivering on programming projects for higher education clients throughout the state, including: Texas State University, University of North Texas, Tarleton State University, Sul Ross State University, Angelo State University, South Texas College, and Lone Star College.

### Education & Credentials

MBA, International Business  
Gardner-Webb University

B.S., Business Administration  
Gardner-Webb University

Associate of Applied Science,  
Architectural Technologies  
Catawba Valley Community College

### Years of Experience

35 years

### Select Project Experience

#### UNIVERSITY HEALTH SYSTEM San Antonio, Texas

*Oversight of 100+ institutional projects of various complexity, \$41MM*

#### FACILITY PROGRAMMING & CONSULTING San Antonio, Texas

*Led multiple architectural programming projects for higher education clients throughout the state, including: Texas State University, University of North Texas, Tarleton State University, Sul Ross State University, Angelo State University, South Texas College, and Lone Star College.*

#### HALLIBURTON ENERGY SERVICES, INC. San Antonio, Texas

*A \$78MM Operations Center supporting the Eagle Fold shale play. Performed all construction management duties as owner's representative, leading design teams, full budget responsibility, administering payment applications, change orders, and value engineering, risk assessment, quality assurance, safety, weekly progress meetings and status reports, FF&E procurement and coordination, and project closeout.*

#### CONTINENTAL AIRLINES, INC. Houston, Texas

*Built 40 airline facility projects in five years, including airport, commercial office, warehouse, call center, and retail facilities. Directed maintenance of the 4,800,000 square feet of airline facilities at a major international airport. Managed a \$17,000,000 budget and 250 employees charged with providing world-class facilities and systems that supported seamless operation. Leveraged a \$1,000,000 computerized maintenance management system (CMMS) to aggressively monitor operations, develop effective reporting, and implement continuous process improvement to meet and exceed performance targets.*

#### ELECTRONIC DATA SYSTEMS, INC Charlotte, North Carolina

*Built multiple commercial office and data center facilities throughout the southeast.*



# Arthur Garcia, LEED AP

## PM SOFTWARE FACILITATOR

Arthur possesses more than 25 years of experience in the industry of design, construction and project management, with 14 years representing Project Control throughout all phases of multi-million dollar construction projects ranging from corporate campuses and data centers to hospitality, retail and municipal developments. His experience and technical background allow him to manage complex projects to successful completion for public and private clients.

### Education & Credentials

B.S., Computer Science/Engineering  
University of Texas at San Antonio

LEED Accredited Professional

### Years of Experience

27 years

### Select Project Experience

ALAMODOME RENOVATIONS San Antonio, Texas

HENRY B. GONZALEZ CONVENTION CENTER EXPANSION AND RENOVATION  
San Antonio, Texas

UNIVERSITY HEALTH SYSTEM IN-HOUSE PROGRAM MANAGEMENT San  
Antonio, Texas

NUSTAR ENERGY CAMPUS San Antonio, Texas

HAVEN FOR HOPE CAMPUS San Antonio, Texas

VALERO HEADQUARTER RENOVATION San Antonio, Texas

VALERO HEADQUARTER IMPROVEMENT San Antonio, Texas

VALERO FAMILY CENTER San Antonio, Texas

VALERO DATA CENTER San Antonio, Texas

VALERO ADMINISTRATION BUILDING Port Arthur, Texas

VALERO CONTROL CENTER Port Arthur, Texas

VALERO HANGAR San Antonio, Texas

VALERO ADMINISTRATION BUILDING Texas City, Texas

VALERO CONTROL CENTER Texas City, Texas

VALERO CORPORATE EXPANSION II San Antonio, Texas

AIR FORCE FEDERAL CREDIT UNION-MAIN BRANCH San Antonio, Texas

AIR FORCE FEDERAL CREDIT UNION-OPERATIONS CENTER San Antonio, Texas

SECTION 4

# References





4.0

# References

## **RUSS WALLACE**

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*"[Project Control has] continually represented the best interest of The Texas A&M University System while successfully coordinating with various university, public, and government agencies to minimize the impact of construction on campus activities while ensuring the project meets program requirements and the A&M System goals."*

Russ Wallace, Executive Director  
Texas A&M University System Facilities Planning and Construction

SECTION 5

# Ability to Perform Owner's Representation Services

5.0

# Ability to Perform Owner's Representation Services

Project Control serves a vast array of clients from varied market sectors and has successfully completed all of these projects on time and within budget. Our management staff understands the priorities of municipal clients and will recommend tailored methodologies and processes that will bring the most value to the Webb County Fairground project. Demonstration of our ability to perform Owner's Representative services is best illustrated through our completed projects. On the next few pages, you will see projects completed by our firm while serving as the owner's representative/project manager.



**West Texas A&M University  
Veterinary School Projects**  
Canyon, Texas



**Churchill Downs Renovations**  
Louisville, Kentucky



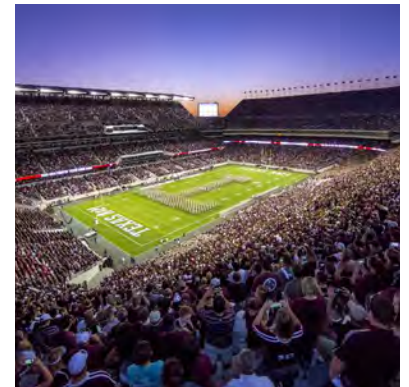
**Henry B. Gonzalez Convention Center**  
San Antonio, Texas



**Laredo National Bank**  
Laredo, Texas



**NuStar Energy Headquarters**  
San Antonio, Texas



**Texas A&M University Kyle  
Field Stadium Redevelopment**  
College Station, Texas



**Pearl Stables Banquet Hall**

San Antonio, Texas



**Fiserv Forum Arena**

Milwaukee, Wisconsin



**Texas A&M University Player Development Center**

College Station, Texas



**Alamodome**

San Antonio, Texas



**Texas Tech University Experimental Sciences Bldg.**

Lubbock, Texas



**Texas A&M University - San Antonio Science & Technology Building**

San Antonio, Texas



**KFC Yum! Center**

Louisville, Kentucky



**Pinnacle Bank Arena**

Lincoln, Nebraska



**Texas Tech University Sports Performance Center**

Lubbock, Texas





# West Texas A&M Agricultural Sciences Complex

Canyon, Texas

## Project Cost

\$48.3 Million

## Year Completed

2018

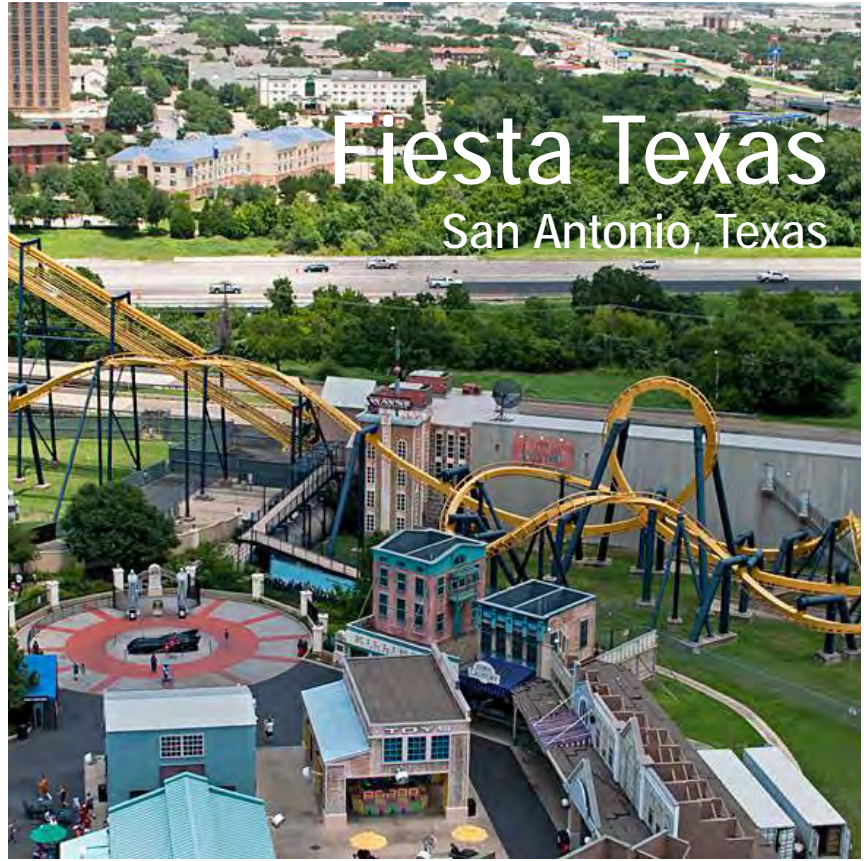
## Project Description

The Agricultural Sciences Complex at West Texas A&M University is a multi-facility complex, housing the Caviness Meat Science and Innovation Center, the three-story Happy State Bank Academic and Research Building, the Piehl-Schaeffer Pavilion, the Bain Event Center, and a multi-purpose arena with spectator seating for up to 500 people. There are 10 classrooms, 6 research labs, as well as a state-of-the-art full meat lab, retail meat counter, and a cafe. The cafe and meat counter are open to the public.

Project Control served as Owner's Representative/Project Manager for the Texas A&M University System completing all project management duties such as pre-construction management, budget and schedule management, design coordination, construction administration, value analysis, and monitoring. Project Control also provided construction inspections. Managed the selection of Commissioning Agents and Test and Balance (TAB) firms, coordinated the preparation and execution of project Commissioning and TAB activities, and managed correction of warranty issues related to each service.

Specific to the arena, our team overcame many challenges that resulted in lessons learned for future arenas of this nature. We had to be very mindful of code requirements and install fire sprinklers inside the arena due to the possible equipment and agricultural products that might be in the arena. In addition, we had to plan for adequate Wi-Fi as audio/visual presentations are challenging in open areas. While in design, we also considered what type of watering would be used (water truck or interior water hoses) so that wouldn't become a problem later and also added perforated metal wind screens given the windy conditions in West Texas.





# Fiesta Texas

## San Antonio, Texas

### Project Cost

Original: \$180 Million  
Addition: \$8.5 Million

### Year Completed

Original: 1992  
Addition: 1993

### Project Description

Project Control served as Owner's Representative/Project Manager on Fiesta Texas Theme Park. The theme park's original construction was focused around it being a performance arts park paying tribute to the musical culture of the state of Texas. The project featured three outdoor theatres and a 2,000-seat indoor theatre. As part of the construction we also built numerous back-of-house support buildings that were all metal buildings.

The land where Fiesta Texas is located used to be a limestone quarry that was depleted in 1988. The terrain presented many challenges during construction but Project Control led the project team through to a successful project completion.

# Retama Park

Selma, Texas



## Project Cost

\$46 Million

## Year Completed

1995

## Project Description

Project Control served as Owner's Representative for the construction and start-up of Retama Park Race Track. Additions and renovations to the race tracks and back stretch included 1,144 horse stalls, paddocks, and an administrative building.



# AT&T Center

San Antonio, Texas



## Project Cost

\$196 Million

## Year Completed

2002

## Project Description

Project Control served as Owner's Representative/Project Manager on the AT&T Center (formerly SBC Center). This facility is a multipurpose sports and entertainment facility, most notably home to the San Antonio Spurs and the San Antonio Stock Show and Rodeo. The facility is 700,000 square feet on floor level and features courtside club seating, 40 terrace suites and 16 court-side suites. Fans enjoy a terrace restaurant, two clubs, a sports bar, and an interactive game center. Along with the facility itself, we managed the construction of parking lots for 7,000 cars and surrounding infrastructure and utilities.

This facility was built to house a variety of events with various seating capacities, as noted below.

- 18,500 for NBA basketball
- 17,000 for rodeo
- 13,000 for hockey
- 19,000 for center stage events

SECTION 6

# Generated Documented Savings for Owner



6.0

# Generated Documented Savings for Owner

As your owner's representative/project manager, our team will apply the many best practices that we have learned through our experience to every aspect of the project. These best practices include expertise in the various aspects of negotiation, value engineering, and process improvements, among others. By leveraging our wealth of experience, we often save owner's money or are able to bring a project back into budget without sacrificing the critical program requirements or quality. Below we highlight six examples of where our experience has saved owners money and kept a project within budget.



## **New Science and Technology Building** TEXAS A&M UNIVERSITY SAN ANTONIO San Antonio, Texas

The New Science and Technology Building at Texas A&M University San Antonio was \$12 Million over the allowable budget prior to the start of design. Led by Project Control, the team worked diligently to design an efficient building reducing a significant amount of the

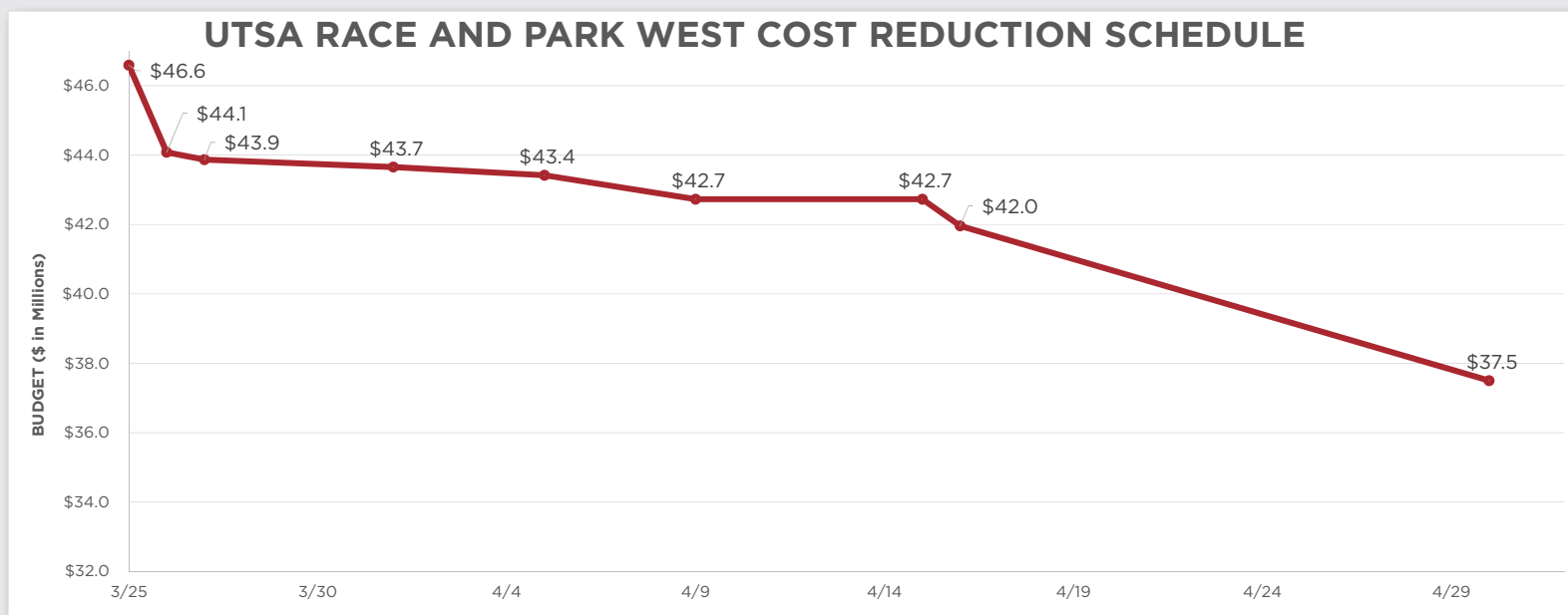
overrun. Through a creative value engineering exercise, we shelled select research and office spaces at the beginning and were able to construct these spaces with buy-out savings and project contingency.

Through continued efforts in scope coordination during the buy-out process and change management additional savings were realized resulting in the addition of 28,000 square feet to the project. Project Control coordinated the management of realizing these additional funds early enough in the process to make certain additional cost were not incurred for significant redesign of the base scope to accommodate the added square footage. The additional square footage was completed approximately three months after the base scope achieved Final Completion. In the end, we completed all program requirements within budget.



## Roadrunner Center of Excellence UNIVERSITY OF TEXAS-SAN ANTONIO San Antonio, Texas

Project Control currently serves as owner's representative/project manager on the UTSA RACE project in San Antonio, Texas. When Project Control started working with the project team, it was evident that the project was substantially over budget. Therefore, Project Control guided the team through a value engineering/management process that included in-depth reviews of the mechanical/plumbing, electrical, and structural systems to bring down the costs. These work sessions with the design team and construction manager at risk made certain that proper attention was placed on key value engineering items that were significant cost reduction contributors. In the end, these work sessions removed over \$9.0 million in costs from the project without compromising quality.



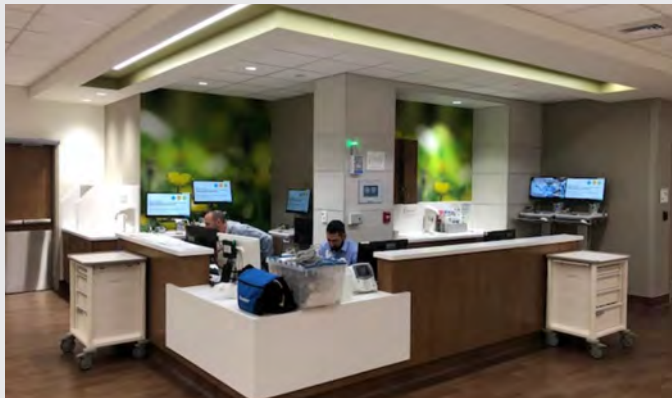
## Henry B. Gonzalez Convention Center and Alamodome Maintenance and Operations Assessments

CITY OF SAN ANTONIO  
San Antonio, Texas

At the completion of the HBGCC and Alamodome Expansion/Renovation projects, Project Control identified the need for a comprehensive Maintenance and Operations Assessment (M&OA) to help facilitate the transition to operations. This assessment served as a health assessment on the new and existing equipment as relating to the facilities' operational excellence. To begin, we met with facilities staff to listen and learn about the opportunities that could make the biggest impact to the quality of services at HBGCC and Alamodome. This included a review of upgrades and new programs that could be incorporated as we looked to the future and longevity of the facilities.

Our M&OA was accomplished in several phases. First, we established current asset status and inventory. This task was completed in cooperation with subconsultants familiar with the recent renovations to both facilities, and the Lila Cockrell Theater. Second, we reviewed all facilities management processes. Third, we reviewed current preventive and predictive maintenance programs. Upon completion of these phases, a facility benchmarking study and future facility audit was performed to gauge the facilities against competitors. Our final report included cost estimates for implementing the findings as well as recommended adjustments and performance enhancements for consideration and inclusion into future capital improvement budgets for the City of San Antonio.

This process improvement exercise generates future savings by delivering a roadmap for short- and long-term planning. The M&OA enables the City of San Antonio to make informed, educated decisions about future capital needs. Facility directors can refer to the planning budget provided in the assessments to better predict revenue streams needed to fund improvements or preventative maintenance expenses.



## University Health System San Antonio, Texas

Serving as University Health System (UHS)'s in-house Program Manager, our team oversaw the development of 100 projects aggregately valued over \$41M. All of the projects were constructed in an active hospital environment with the goal of minimizing service interruptions and maintaining high standards to make certain of a quality patient and staff environment.

As an integral part of the program management for the aforementioned projects, Project Control worked closely with the existing UHS project management staff, system wide clinical & non-clinical departments and executive leadership to implement over 43 individual project delivery improvement recommendations. The new procedures and policies were applied and tested on each project over the course of the assignment. By implementing Project Control's time-tested project management processes within UHS we enabled their in-house staff to deliver projects more effectively and improve efficiencies. Our lean, methodical approach resulted in less staff and management overhead creating \$750k in annual administrative savings.



## Northwest Vista Campus

ALAMO COMMUNITY COLLEGE DISTRICT (ACCD)  
San Antonio, Texas

Project Control was fortunate to work with Alamo Community Colleges District (ACCD) on the Northwest Vista Campus Additions on a Bond Capital Improvement Program. During that program, we leveraged our budget control practices to help ACCD realize nearly \$14 million in savings on their program. The program included eight

GMPs, seven of which resulted in savings. The savings were realized as a result of cost control, budget and scope creep management, and procuring/negotiating lower bids. Throughout the program, we maintained a detailed overall program budget as well as detailed, individual project budgets. This allowed us to track costs at both a macro and micro level. We worked with the contractor to open up portions of the work to subcontractors, allowing us to secure lower bids from quality vendors. Of the \$14 million saved, \$7 million was reinvested into renovations of three buildings and to finance the construction of a new gymnasium.



## Henry B. Gonzalez Convention Center

CITY OF SAN ANTONIO  
San Antonio, Texas

Project Control is often brought on board to bring costs under control while still meeting the project objectives. Project Control served as Owner's Representative on the \$300 million Henry B. Gonzalez Convention Center Expansion for the City of San Antonio. The Design/Builder was over their schematic budget by 5%, approximately \$16 million. Our team implemented and administered a Value

Savings Workshop with the entire Design/Build team in which we identified approximately \$21 million of real savings. As a result of the workshop, we were able to reduce the overage amount by nearly \$19 million and bring the project back in line with the original GMP budget without sacrificing quality.

SECTION 7

# Approach to Owner's Representation





# Approach to Owner's Representation

Project Control's primary requirement is to serve in the best interest of Webb County. Given that, our Owner's Representative approach recognizes the importance of being a good and faithful steward of County resources. Rooted in our approach is being transparent, collaborative, and seeking the best use of funds to deliver an optimum result for the county and the community it serves. To implement our approach, we:

- Assign the right people;
- Identify and communicate with stakeholders;
- Define the right scope of work;
- Identify the appropriate contracting strategy;
- Manage and communicate project budget, schedule, design, and quality;
- Maintain a "firm but fair" approach with Design and Construction Teams; and
- Plan, execute, monitor, control, and adjust.

Execution of the scope of work will be accomplished by team members passionate about their craft, and equally passionate about delivering extraordinary customer service. To achieve successful project implementation, we understand the importance of leveraging our clients' internal knowledge. Project Control works closely with our clients to define our role (supplementation, lead, etc.) and makes certain we fully understand the policies and procedures. We understand these are our client's projects and money and it is our job to help them fulfill the promises they have made to all stakeholders.



## Key Principles

Managing risk while meeting the needs of Webb County drives Project Control's approach. The following four key principles guide our approach.

|                                |   |
|--------------------------------|---|
| <p>Principle<br/><b>01</b></p> | <p><b>TEAMWORK &amp; COMMUNICATION</b></p> <p>To best serve Webb County, all parties must work together as a team. We focus on building equitable relationships with all parties in an inclusive and collegial manner. This approach helps keep all parties engaged and focused on the project, and allows us to quickly resolve any conflict. Working as a team requires listening and open lines of communication throughout the project. Our team takes the lead by facilitating communication among the project team. We believe regular meetings, virtual meetings, ongoing reporting, regular site visits, and an active team help make certain that communication lines remain open and also that all parties understand the project objectives and standards.</p> |
| <p>Principle<br/><b>02</b></p> | <p><b>QUALITY IN ALL PROCESSES</b></p> <p>Quality is fundamental to all of our processes. From communication and documentation to each and every component of the facilities, we make certain of quality work product. Our team understands that the upfront capital cost is just the beginning of the costs incurred by the County. We commit to overseeing this project with life-cycle costs at the forefront to make certain the County is proud of their facilities for years to come.</p>   |
| <p>Principle<br/><b>03</b></p> | <p><b>BUDGET &amp; SCHEDULE CONFORMANCE</b></p> <p>Every project requires the strict adherence to specified budget and schedule parameters. In fact, because of our due diligence and adherence to budget and schedule standards, our owners often realize significant cost savings.</p>  |
| <p>Principle<br/><b>04</b></p> | <p><b>COMPLETE &amp; ACCURATE DOCUMENTATION</b></p> <p>We insist on high standards of documentation from every contractor, consultant, and vendor. This helps protect the County, define expectations, and makes certain that all services and products meet the needs and interests of Webb County. We leverage our staff's knowledge base, combined with our established document control protocols to provide all manner of project documents including design, RFPs, contracts, budgets, schedules, policies, and manuals.</p>  |

We apply these four principles to all phases of a project, thus managing risk from project inception to project closeout. Risk mitigation, a primary focus throughout the project, will utilize tools we developed to help an owner understand the project risks, and enable the team to identify, quantify, prioritize, track, and resolve issues.



## Roles and Responsibilities

Project Control's role as your Owner's Representative is to serve as an objective, independent manager to oversee all aspects of the Fairgrounds project for the County. We represent your best interests to make certain efficiency and economy are achieved with no sacrifice in quality. We are not an architect, an engineer, or a contractor, so we can unequivocally represent your best interests with no competing interests. Our responsibilities include overseeing every aspect of the project from the planning and design all the way through construction and finally with project close out and warranty. Our team oversees every aspect of contract negotiations, budget, schedule, documentation, change orders, as well as oversee any consultant or contractor beginning from selection through carrying out all of their independent responsibilities. We will work on behalf of you, the owner, to guide you through the decision-making process and make certain you are well informed at every stage of the project.

Project Control's philosophy with managing any project team member (architect, engineer, consultant, and contractor), is that we trust but verify. During Construction, a specific example of how we measure the GC management is by requiring a bi-weekly report on the manpower on-site throughout construction. This, along with regular site visits allows our team to check progress and site activity against our own experiences for how much manpower of which trades should be needed for particular tasks and phases of a project. We also recommend that all material testing and inspections be performed by an independent firm that is contracted through you, the Owner, and not through the GC. These actions may seem like small things, but in our experience each of these supports a project culture of accountability and high expectations.

We trust our teammates but always verify the work product, whether it be a change order, schedule, or a site report indicating work in-place. We are there to watch out for the County's best interests and make certain that the project meets your requirements and standards. We accomplish this by being an active, present owner's representative team. We are running the regular project meetings, we are reviewing all project documentation, we are visiting the site frequently, and we are asking the right questions.



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## Quality and Safety Oversight

The contractor is the first line of defense for Quality and Safety. Project Control's role as Owner's Representative is to monitor these programs and plans for compliance and to make the contractor and Owner aware if, in our opinion, corrections or adjustments need to be considered. In the end, the Contractor must comply with state and local statutes in regards to safety on the project site.

### QUALITY COMPLIANCE

Our highly experienced team will manage the day-to-day activities including, budget/schedule management, change order review, conflict resolution, document control, and other duties as outlined in the RFQ. This management will not only help to make certain of a smoothly run, properly documented project but will also help mitigate major risks related to construction. Due to our team's experience, we can foresee construction issues that arise on large projects. Being able to anticipate issues enables an owner to minimize risk by avoiding major cost and schedule impacts. This ability can result in the avoidance of claims, costly delays, and quality problems, often not revealed until the impact is unavoidable. In addition, because the owner's risk remains significant even after the substantial completion of construction, our team will work closely with the project team and Webb County to make certain users are fully trained on all new facilities and equipment for a smooth transition into the new facilities. We will assist the owner with the move-in and close-out processes. Should the County desire, our team can recommend a Quality Assurance/Quality Control program by providing full-time or periodic work-in-place inspections. We can structure the QA/QC inspection program to provide the best coverage during the most critical phases or for a particular building that requires more stringent oversight.

### SAFETY DECISIONS

Safety is of utmost importance to Project Control on all of our projects and the responsibility lies in the hands of the contractor. It is the contractor's contractual responsibility to provide a safe job site and we vet this during the bidding process. We require contractors to outline their site-specific safety plan and their company's safety record in their proposal. Our philosophy on safety is that a contractor should not learn how to be safe on our client's projects.





SECTION 8

**Approach to  
Planning, Technical,  
& Financial  
Decision Making**

8.0

# Approach to Planning, Technical, & Financial Decision Making

To facilitate the decision making for Webb County, we will develop a custom decision-making organizational structure so we understand the appropriate parties that need to be involved and informed. To create an efficient decision-making process, we take a three pronged approach. First, we create a visual schedule that will identify key milestones and installations for the project. This schedule paired with weekly and monthly detailed views, allows us to anticipate key decision points and establish the decision making time frame. Second, we diligently acquire all relevant and necessary facts and consolidate the information into an easy to read format so that the County and Project team can quickly assess the options. Third, our ongoing communication approach incorporates regular meetings and email updates to ensure that all parties have access to the most up-to-date information. These three elements combined create an effective decision-making framework that allows all parties to openly participate and evaluate options.



SECTION 9

# Example Monthly Status Report & Software



# Example Monthly Status Report & Software

## Monthly Report

Project Control commits to providing a customized monthly report that meets the needs of Webb County. Every client is unique and every project is different; therefore, we will work with the County upfront to determine the exact requirements of the report. Our team is adept in creating reports that meet each specific client's needs regarding what exact information needs to be within the report as well as who receives the reports.

The following pages provide an example of a monthly report as required by a previous client.







Monthly Status Report #14

**September 2013**

Prepared By:

Project Control

**Table of Contents**

1. Team Members
2. Project Status
3. Pending Decisions
4. Request for Approval
5. Proposal Request
6. Schedule
7. Budget
8. Project Photos

**Team Members**

- Project Management Consultant- Project Control
- Architect- FKP Architects
- Mechanical and Electrical Engineer- HMG & Associates
- Civil Engineer- Pape Dawson Engineers
- Structural Engineer- Lundy & Franke
- Design Architect- Lake Flato Architects
- IT Consultant- Combs Consulting Group
- Landscape Architect- Ten Eyck Landscape Architects, Inc.
- Geotechnical Engineer- Raba Kistner
- General Contractor- Vaughn Construction
- Electrical Subcontractor- Alterman
- Mechanical and Plumbing Subcontractor- Brandt
- Materials Testing and Inspection- Professional Service Industries (PSI)
- Third Party Commissioning Agent- Working Buildings
- Furniture Consultant- Bernie Heller

**Project Status**

- The deceleration lane for the new entrance to be constructed at Military Drive is progressing.
- Flatwork is progressing in courtyard area and at the main building entrance.
- Vaughn is currently completing corrective actions related to the exterior tiltwall panel punchlist walkthrough. A follow-up walkthrough to complete the remaining areas will soon be scheduled by Vaughn.
- The HVAC system start-up has been completed in the lab and data area. The VRF system installation in the office area is nearing completion. .
- Exterior glass and glazing testing is progressing at the data area.
- Above ceiling MEP inspections are nearing completion in the lab area.
- The two siding of drywall is progressing in the office area.
- Casework installation is progressing in the lab area.
- Ceiling grid installation is progressing in the lab, data, and office areas.
- Vaughn has submitted for review Pay Application No. 12 for work completed in August 2013.

**Pending Decisions**

- Guardhouse: Par-kut has submitted updated shop drawings for review. Approval of the shop drawings and a PR related to the entry gate island revisions will soon be completed by FKP.
- Military Drive Entrance: Pape Dawson has issued to Vaughn for permitting a revised Military Drive exit with a left and right turn lane.
- Military Drive Drainage Channel: Pape Dawson has issued to Vaughn for permitting a revised drainage channel design per comments provided by Texas Biomed. Texas Biomed and Vaughn are coordinating the required sequence of work related to the drainage channel revisions.

**Request for Approval**  
Activity during September 2013.

| RFA | Contract Awarded For | Subcontractor | Status                             |
|-----|----------------------|---------------|------------------------------------|
| 31  | Guardhouse           | Par-Kut       | On hold due to design coordination |

**Proposal Requests**  
Activity during September 2013.

| PR   | Description   | Status   |
|------|---|--|
| 7    | Mechanical, Fire Alarm  | Vaughn is currently preparing responses to comments  |
| 8    | Site fiber routing  | Vaughn is currently preparing responses to comments  |
| 9    | Lobby Glass   | Approved   |
| 13   | Equipment delivery method for Level Two of lab                            | FKP is reviewing pricing   |
| 13.1 | Fume hood clarifications, DI water routing, Carbon Dioxide clarifications | Vaughn has been released to proceed with portions of the PR on a time a material basis with a not to exceed amount |
| 13.2 | Misc. revisions   | FKP is reviewing pricing   |
| 13.3 | Data area and MEP yard stairs   | Vaughn is preparing responses to comments  |
| 14   | Lobby Finishes  | Vaughn is currently pricing  |
| 15   | Office area revisions required due to the BS13 revisions                  | Vaughn is currently pricing  |
| 16   | Cart path turn around   | Vaughn is preparing responses to comments  |
| 17   | Biosafety cabinet connections and alarm device locations                  | Vaughn is currently pricing  |
| 18   | Additional site lighting at the guardhouse                                | Vaughn is currently pricing  |
| 19   | Landscape revisions   | Vaughn is currently pricing  |
| 20   | Left and Right turn lane at Military Drive entrance                       | Vaughn is currently pricing and permitting   |
| 21   | Addition of spray insulation at porch area                                | Vaughn is currently pricing  |
| 22   | MEP yard roof drain revisions   | Brandt will complete on a time and material basis  |

**Schedule**

The Substantial Completion date remains December 16, 2013. Vaughn submitted to Texas Biomed and Project Control for review an updated schedule on September 16, 2013 noting a completion date of December 19, 2013. Vaughn has increased supervision on site and coordinated additional manpower with subcontractors.

**Data area**

| Level 1 | Item  | Description | Arch Div                  | Arch Div 8 | Est       | 10-Sep-13 | 09-Oct-13 |
|---------|---|-------------|---------------------------|------------|-----------|-----------|-----------|
| AC790   | Hang HM Doors - Data Building Level 1           |             | Arch Div 8/Arch Div 8     | 3          | 16-Sep-13 | 16-Sep-13 |           |
| AC770   | Paint - Data Building Level 1                   |             | L.E. Trane L.E. Trane     | 5          | 17-Oct-13 | 20-Oct-13 |           |
| AC780   | Tie Flooring - Data Building Level 1            |             | Burditt Tile/Burditt Tile | 5          | 24-Oct-13 | 30-Oct-13 |           |
| AC790   | Carpet - Data Building Level 1                  |             | Commercial Services/Comme | 5          | 24-Oct-13 | 30-Oct-13 |           |
| AC800   | Site Based Tie Flooring - Data Building Level 1 |             | Commercial Services/Comme | 5          | 14-Oct-13 | 16-Oct-13 |           |
| AC800   | Tie Floor Finishes - Data Building Level 1      |             | Arch Div 8/Arch Div 8     | 2          | 31-Oct-13 | 21-Nov-13 |           |
| AC810   | Overhead Connections - Data Building Level 1    |             | Arch Div 8/Arch Div 8     | 5          | 03-Oct-13 | 09-Oct-13 |           |
| AC820   | Electrical Trim Out - Data Building Level 1     |             | Altemark/Altemark         | 10         | 31-Oct-13 | 13-Nov-13 |           |

| Level 2 | Item   | Description | Arch Div                  | Arch Div 8 | Est       | 10-Sep-13 | 09-Oct-13 |
|---------|--|-------------|---------------------------|------------|-----------|-----------|-----------|
| AC870   | Hang HM Doors - Data Building Level 2                  |             | Arch Div 8/Arch Div 8     | 3          | 18-Sep-13 | 18-Sep-13 |           |
| AC880   | Paint - Data Building Level 2                          |             | L.E. Trane L.E. Trane     | 5          | 19-Sep-13 | 25-Sep-13 |           |
| AC890   | Tie Flooring - Data Building Level 2                   |             | Burditt Tile/Burditt Tile | 5          | 26-Sep-13 | 02-Oct-13 |           |
| AC900   | Carpet - Data Building Level 2                         |             | Commercial Services/Comme | 5          | 18-Oct-13 | 24-Oct-13 |           |
| AC910   | Site Based Tie Flooring - Data Building Level 2        |             | Commercial Services/Comme | 3          | 19-Oct-13 | 17-Oct-13 |           |
| AC920   | Tie Floor Finishes - Data Building Level 2             |             | Arch Div 8/Arch Div 8     | 2          | 03-Oct-13 | 04-Oct-13 |           |
| AC930   | Electrical Trim Out - Data Building Level 2            |             | Altemark/Altemark         | 10         | 24-Sep-13 | 30-Oct-13 |           |
| AC940   | Plumbing Fixtures and Trim Out - Data Building Level 2 |             | Brandt/Brandt Companies   | 5          | 03-Oct-13 | 09-Oct-13 |           |
| AC940   | Security Trim Out - Data Building Level 2              |             | Altemark/Altemark         | 5          | 29-Sep-13 | 02-Oct-13 |           |
| AC950   | Data Trim Out - Data Building Level 2                  |             | Altemark/Altemark         | 5          | 29-Sep-13 | 02-Oct-13 |           |
| AC960   | Fire Alarm Trim Out - Data Building Level 2            |             | Altemark/Altemark         | 5          | 03-Oct-13 | 09-Oct-13 |           |

| Level 1 | Item  | Description | Arch Div                  | Arch Div 8 | Est       | 03-Sep-13A | 17-Oct-13 |
|---------|---|-------------|---------------------------|------------|-----------|------------|-----------|
| AC290   | Final Coat Paint - Lab Building Level 1               |             | L.E. Trane L.E. Trane     | 10         | 29-Oct-13 | 09-Nov-13  |           |
| AC300   | Final Casework - Lab Building Level 1                 |             | MGC Milwork/MGC Milwork   | 10         | 08-Oct-13 | 20-Oct-13  |           |
| AC310   | Carpet - Tie Flooring - Lab Building Level 1          |             | Burditt Tile/Burditt Tile | 5          | 18-Sep-13 | 25-Sep-13  |           |
| AC330   | Toilet Partitions - Lab Building Level 1              |             | Arch Div 8/Arch Div 8     | 2          | 22-Oct-13 | 24-Oct-13  |           |
| AC360   | Electrical Trim Out - Lab Building Level 1            |             | Altemark/Altemark         | 10         | 24-Oct-13 | 03-Nov-13  |           |
| AC380   | Plumbing Fixtures and Trim Out - Lab Building Level 1 |             | Brandt/Brandt Companies   | 5          | 07-Sep-13 | 14-Nov-13  |           |
| AC370   | Security Trim Out - Lab Building Level 1              |             | Altemark/Altemark         | 5          | 26-Nov-13 | 15-Nov-13  |           |
| AC380   | Data Trim Out - Lab Building Level 1                  |             | Altemark/Altemark         | 5          | 13-Nov-13 | 18-Nov-13  |           |
| AC390   | Fire Alarm Trim Out - Lab Building Level 1            |             | Altemark/Altemark         | 2          | 20-Nov-13 | 23-Nov-13  |           |

| Level 1 | Item   | Description | Arch Div                  | Arch Div 8 | Est       | 01-Oct-13 | 09-Nov-13 |
|---------|--|-------------|---------------------------|------------|-----------|-----------|-----------|
| AC810   | Hang HM Doors - Office Building Level 1                  |             | Arch Div 8/Arch Div 8     | 3          | 01-Oct-13 | 09-Oct-13 |           |
| AC820   | Paint - Office Building Level 1                          |             | L.E. Trane L.E. Trane     | 5          | 04-Oct-13 | 11-Oct-13 |           |
| AC830   | Install Milwork Office Building Level 1                  |             | MGC Milwork/MGC Milwork   | 2          | 23-Oct-13 | 24-Oct-13 |           |
| AC840   | Tie Flooring - Office Building Level 1                   |             | Burditt Tile/Burditt Tile | 9          | 14-Oct-13 | 18-Oct-13 |           |
| AC850   | Site Based Tie Flooring - Office Building Level 1        |             | Commercial Services/Comme | 5          | 25-Oct-13 | 31-Oct-13 |           |
| AC860   | Carpet - Office Building Level 1                         |             | Commercial Services/Comme | 5          | 31-Nov-13 | 01-Nov-13 |           |
| AC870   | Tie Floor Finishes - Office Building Level 1             |             | Arch Div 8/Arch Div 8     | 2          | 31-Oct-13 | 32-Oct-13 |           |
| AC880   | Calling Tile - Office Building Level 1                   |             | Lason Lason               | 3          | 30-Oct-13 | 01-Nov-13 |           |
| AC890   | Electrical Trim Out - Office Building Level 1            |             | Altemark/Altemark         | 5          | 04-Nov-13 | 08-Nov-13 |           |
| AC900   | Plumbing Fixtures and Trim Out - Office Building Level 1 |             | Brandt/Brandt Companies   | 5          | 27-Oct-13 | 29-Oct-13 |           |

**Office area**

| Level 1 | Item   | Description | Arch Div                  | Arch Div 8 | Est       | 01-Oct-13 | 09-Nov-13 |
|---------|--|-------------|---------------------------|------------|-----------|-----------|-----------|
| AC810   | Hang HM Doors - Office Building Level 1                  |             | Arch Div 8/Arch Div 8     | 3          | 01-Oct-13 | 09-Oct-13 |           |
| AC820   | Paint - Office Building Level 1                          |             | L.E. Trane L.E. Trane     | 5          | 04-Oct-13 | 11-Oct-13 |           |
| AC830   | Install Milwork Office Building Level 1                  |             | MGC Milwork/MGC Milwork   | 2          | 23-Oct-13 | 24-Oct-13 |           |
| AC840   | Tie Flooring - Office Building Level 1                   |             | Burditt Tile/Burditt Tile | 9          | 14-Oct-13 | 18-Oct-13 |           |
| AC850   | Site Based Tie Flooring - Office Building Level 1        |             | Commercial Services/Comme | 5          | 25-Oct-13 | 31-Oct-13 |           |
| AC860   | Carpet - Office Building Level 1                         |             | Commercial Services/Comme | 5          | 31-Nov-13 | 01-Nov-13 |           |
| AC870   | Tie Floor Finishes - Office Building Level 1             |             | Arch Div 8/Arch Div 8     | 2          | 31-Oct-13 | 32-Oct-13 |           |
| AC880   | Calling Tile - Office Building Level 1                   |             | Lason Lason               | 3          | 30-Oct-13 | 01-Nov-13 |           |
| AC890   | Electrical Trim Out - Office Building Level 1            |             | Altemark/Altemark         | 5          | 04-Nov-13 | 08-Nov-13 |           |
| AC900   | Plumbing Fixtures and Trim Out - Office Building Level 1 |             | Brandt/Brandt Companies   | 5          | 27-Oct-13 | 29-Oct-13 |           |

**Budget**

Below is the budget summary and contingency status report dated September 9, 2013

|   | A                                 | B  | C                     | D  | E                             | F                 |
|---|-----------------------------------|--|-----------------------|--|-------------------------------|-------------------|
|   | Budget 6/27/12                    | Current Projection (B + C + D)                   | Committed             | Uncommitted                                    | (Savings)/Overrun (E = B - A) |                   |
| <b>TOTAL PROJECT SUMMARY</b>                                  |                                   |  |                       |  |                               |                   |
| A. Administrative/Impact Fee Costs                            |                                   |  |                       |  |                               |                   |
| B. Design and Consultant Costs                                |                                   |  |                       |  |                               |                   |
| C. Construction Cost  |                                   |  |                       |  |                               |                   |
| D. Furniture, Fixtures & Equipment Costs (FF&E)               |                                   |  |                       |  |                               |                   |
| <b>Totals - Excluding Texas Biomed's and GC Contingencies</b> |                                   |  |                       |  |                               |                   |
| E. Texas Biomed's Contingency                                 |                                   |  |                       |  |                               | See Details Below |
| <b>Project Budget Total</b>                                   |                                   |  |                       |  |                               |                   |
| F. Dr. Ruth Rupperecht Revisions                              |                                   |  |                       |  |                               |                   |
| <b>CONTINGENCY STATUS</b>                                     |                                   |  |                       |  |                               |                   |
| Description   | Original Texas Biomed Contingency | Current Allocation of Texas Biomed's Contingency | Remaining Contingency | Potential Savings from Vaughn's Exposure Holds |                               |                   |
| Administrative/Impact Fees                                    |                                   |  |                       |  |                               |                   |
| Design and Consultants  |                                   |  |                       |  |                               |                   |
| Construction  |                                   |  |                       |  |                               |                   |
| F, F, & E   |                                   |  |                       |  |                               |                   |
| Texas Biomed Contingency                                      |                                   |  |                       |  |                               |                   |
| Texas Biomed Contingency Totals                               |                                   |  |                       |  |                               |                   |
| Contractor's Contingency                                      |                                   |  |                       |  |                               |                   |
| Subtotal  |                                   |  |                       |  |                               |                   |
| Magnitude Cost of Pending Changes (Encumbered)                |                                   |  |                       |  |                               |                   |
| Allowance for Fire Department Mandated Changes                |                                   |  |                       |  |                               |                   |
| Total Unencumbered Contingency                                |                                   |  |                       |  |                               |                   |
| Dr. Ruth Rupperecht Revisions                                 |                                   |  |                       |  |                               |                   |

**Project Photos: Dated 10/8/13**



Work in the courtyard area progressing.



Interior finishes progressing in the BSL3 area.



Casework progressing in the lab area.



Flatwork progressing at the main lobby entry.



Work progressing in the main lobby.



CRAH unit installation progressing in the data area.



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## Software and Document Control

### MICROSOFT SUITE, INCLUDING MS PROJECT

The bulk of our project management duties are administered utilizing the Microsoft Office Suite (MS), including MS Project. Over our 40 years in business, we have developed templates of core project management documents and tools designed in MS. We use MS Word to develop meeting minutes, site observation reports, and for developing RFPs. Budgets are developed and managed using MS Excel. MS Power Point is leveraged for owner and public presentations. We use MS Project to develop schedules and complete high-level project management duties.

Our team also utilizes MS Teams, a video conferencing tool, to assist in bringing the project team together virtually when everyone cannot be in the same room. This is especially helpful when managing out-of-state consultants. This serves as a great tool to share documents and hold everyone accountable.



## PROJECT MANAGEMENT SOFTWARE

We hold an intimate knowledge of various PM software solutions, a result of our vast project experience, should the County want to incorporate one on the Fairgrounds project. In addition to industry-wide PM software solutions, Project Control offers PCbuilder, as further described below. To further support implementing a project management software, Arthur Garcia will serve as our Project Management Software Facilitator. Arthur is well-versed in the various software projects and can assist with setting the project up in the most cost-effective manner.

### PCbuilder Management Information System

PCbuilder (Owner InSite) is Project Control's web-based, project management software system. The software was developed specifically for our owner's representative/project management company. This system is developed and maintained by Owner InSite (OIS), and is not designed to replace the A/E firm's or Contractor's construction management software systems. PCbuilder is a specific tool allowing project owners and Project Control to collaborate more efficiently.

Our software system is a comprehensive set of communication tools designed to help program and project management consultants manage their construction project. From design management to construction controls and accounting measures, this software allows for a truly collaborative team effort for all key team members on the project. The archive feature provides a central location for all data associated with the project from inception through completion.

The key features of PCbuilder are the accounting, design, construction and communication management tools for

construction projects along with unlimited users/access allotted to a project, unlimited amount of data capacity, high levels of security for your data, and ease of system setup and close out. –The costly expense of software licenses and data capacity is no longer a factor for a project. All data and users are secured by OIS. A project is easy to setup from administrative controls to standard user profiles.

### Common Industry Solution: e-Builder

Our team has extensive experience utilizing e-Builder as a project management software solution, including managing the budget and payment applications, approving invoices, maintaining construction documents, and facilitating subcontractor buy-out. Our team helped Texas Tech University implement e-Builder and in the process identified gaps allowing us to strengthen and develop our budget tracking and reporting tools to mirror and support the e-Builder framework. We also utilized e-Builder at Texas A&M University System on over 20 projects including, the West Texas A&M University Agricultural Sciences Complex and the Kyle Field Stadium Redevelopment projects, as well as at Trinity University on the Center for Sciences and Innovation.

## DOCUMENT CONTROL

Project Control will hold the primary responsibility for overseeing data and document control on behalf of the County. Document Control begins on the first day of the project by establishing a proprietary filing system for all project documentation, from contracts, to routine correspondence, to test reports, and exhibits. Our team utilizes a file code system that allows us to segregate documents by stakeholder. In addition to project correspondence, we will maintain a record set of plan documents as both a paper set of documents and electronic copies.



SECTION 10

# Forms



10.0

# Forms



## Proposer Information

Name of Company: Project Control of Texas, Inc.  
Address: 17300 Henderson Pass, Suite 110  
City and State: San Antonio, Texas 78232  
Phone: (210) 545-0008  
Email Address: dmcnary@projectcontrol.com

Signature of Person Authorized to Sign:

*Richard S. McNary*  
Signature

Richard S. McNary  
Print Name

President and COO  
Title

Indicate status as to "Partnership", "Corporation", "Land Owner", etc.

Corporation

May 13, 2020  
(Date)

Note:

All submissions relative to these RFQ shall become the property of Webb County and are nonreturnable.



THIS FORM MUST BE INCLUDED WITH RFQ PACKAGE; PLEASE CHECK OFF EACH ITEM INCLUDED WITH RFQ PACKAGE AND SIGN BELOW TO CONFIRM SUBMITTAL OF EACH REQUIRED ITEM.

RFQ 2020-009  
"Owner's Representative for the Webb County Fairgrounds Project"

Checklist

- Conflict of Interest Form
- Certification regarding Debarment (Form H2048)
- Certification regarding Federal lobbying (Form 2049)
- Code of Ethics Affidavit
- Proof of No Delinquent Tax Owed to Webb County
- Certificate of Liability Insurance

  
Signature of Authorized Person

May 13, 2020  
Date

**CONFLICT OF INTEREST QUESTIONNAIRE**  
**For vendor doing business with local governmental entity**

**FORM CIQ**

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

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

**OFFICE USE ONLY**

Date Received

**1** Name of vendor who has a business relationship with local governmental entity.

Project Control of Texas, Inc.

**2**  Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

**3** Name of local government officer about whom the information is being disclosed.

None

Name of Officer

**4** Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

Yes  No


B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

Yes  No

**5** Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

Not applicable

**6**  Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

**7**   
 Signature of vendor doing business with the governmental entity

May 13, 2020  
 Date

**CERTIFICATION**  
REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY  
EXCLUSION FOR COVERED CONTRACTS

**PART A.**

Federal Executive Orders 12549 and 12689 require the Texas Department of Agriculture (TDA) to screen each covered potential contractor to determine whether each has a right to obtain a contract in accordance with federal regulations on debarment, suspension, ineligibility, and voluntary exclusion. Each covered contractor must also screen each of its covered subcontractors.

In this certification "contractor" refers to both contractor and subcontractor; "contract" refers to both contract and subcontract.

By signing and submitting this certification the potential contractor accepts the following terms:

1. The certification herein below is a material representation of fact upon which reliance was placed when this contract was entered into. If it is later determined that the potential contractor knowingly rendered an erroneous certification, in addition to other remedies available to the federal government, the Department of Health and Human Services, United States Department of Agriculture or other federal department or agency, or the TDA may pursue available remedies, including suspension and/or debarment.
2. The potential contractor will provide immediate written notice to the person to which this certification is submitted if at any time the potential contractor learns that the certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
3. The words "covered contract", "debarred", "suspended", "ineligible", "participant", "person", "principal", "proposal", and "voluntarily excluded", as used in this certification have meanings based upon materials in the Definitions and Coverage sections of federal rules implementing Executive Order 12549. Usage is as defined in the attachment.
4. The potential contractor agrees by submitting this certification that, should the proposed covered contract be entered into, it will not knowingly enter into any subcontract with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the Department of Health and Human Services, United States Department of Agriculture or other federal department or agency, and/or the TDA, as applicable.

Do you have or do you anticipate having subcontractors under this proposed contract?

Yes

No



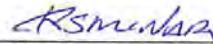
5. The potential contractor further agrees by submitting this certification that it will include this certification titled "Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion for Covered Contracts" without modification, in all covered subcontracts and in solicitations for all covered subcontracts.
6. A contractor may rely upon a certification of a potential subcontractor that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered contract, unless it knows that the certification is erroneous. A contractor must, at a minimum, obtain certifications from its covered subcontractors upon each subcontract's initiation and upon each renewal.
7. Nothing contained in all the foregoing will be construed to require establishment of a system of records in order to render in good faith the certification required by this certification document. The knowledge and information of a contractor is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
8. Except for contracts authorized under paragraph 4 of these terms, if a contractor in a covered contract knowingly enters into a covered subcontract with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the federal government, Department of Health and Human Services, United States Department of Agriculture, or other federal department or agency, as applicable, and/or the TDA may pursue available remedies, including suspension and/or debarment.

**PART B. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION FOR COVERED CONTRACTS**

Indicate in the appropriate box which statement applies to the covered potential contractor:

- The potential contractor certifies, by submission of this certification, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this contract by any federal department or agency or by the State of Texas.
- The potential contractor is unable to certify to one or more of the terms in this certification. In this instance, the potential contractor must attach an explanation for each of the above terms to which he is unable to make certification. Attach the explanation(s) to this certification.

| Name of Contractor             | Vendor ID No. or Social Security No. | Program No.                 |
|--------------------------------|--------------------------------------|-----------------------------|
| Project Control of Texas, Inc. | 74-2334321                           | Webb County RFQ<br>2020-009 |



Signature of Authorized Representative

May 13, 2020

Date

Richard S. McNary, President and COO  
Printed/Typed Name and Title of  
Authorized Representative



**CERTIFICATION REGARDING FEDERAL LOBBYING**  
**(Certification for Contracts, Grants, Loans, and Cooperative Agreements)**

**PART A. PREAMBLE**

Federal legislation, Section 319 of Public Law 101-121 generally prohibits entities from using federally appropriated funds to lobby the executive or legislative branches of the federal government. Section 319 specifically requires disclosure of certain lobbying activities. A federal government-wide rule, "New Restrictions on Lobbying", published in the Federal Register, February 26, 1990, requires certification and disclosure in specific instances.

**PART B. CERTIFICATION**

This certification applies only to the instant federal action for which the certification is being obtained and is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$100,000 for each such failure.

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No federally appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
2. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with these federally funded contract, subcontract, subgrant, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions. (If needed, contact the Texas Department of Agriculture to obtain a copy of Standard Form-LLL.)

3. The undersigned shall require that the language of this certification be included in the award documents for all covered subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all covered subrecipients will certify and disclose accordingly.

Do you have or do you anticipate having covered subawards under this transaction?

- Yes
- No

| Name of Contractor/Potential Contractor | Vendor ID No. or Social Security No. | Program No.                 |
|---|--------------------------------------|-----------------------------|
| Project Control of Texas, Inc.          | 74-2334321                           | Webb County RFQ<br>2020-009 |

| Name of Authorized Representative | Title             |
|-----------------------------------|-------------------|
| Richard S. McNary                 | President and COO |

*Richard S. McNary*  
Signature – Authorized Representative

May 13, 2020  
Date

**WEBB COUNTY PURCHASING DEPT.  
QUALIFIED PARTICIPATING VENDOR CODE OF ETHICS  
AFFIDAVIT FORM**

STATE OF TEXAS \*

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WEBB \*

BEFORE ME the undersigned Notary Public, appeared Richard S. McNary, the herein-named "Affiant", who is a resident of Bexar County, State of Texas, and upon his/her respective oath, either individually and/or behalf of their respective company/entity, do hereby state that I have personal knowledge of the following facts, statements, matters, and/or other matters set forth herein are true and correct to the best of my knowledge.

*I personally, and/or in my respective authority/capacity on behalf of my company/entity do hereby confirm that I have reviewed and agree to fully comply with all the terms, duties, ethical policy obligations and/or conditions as required to be a qualified participating vendor with Webb County, Texas as set forth in the Webb County Purchasing Code of Ethics Policy posted at the following address: <http://www.webbcountytexas.gov/PurchasingAgent/PurchasingEthicsPolicy.pdf>*

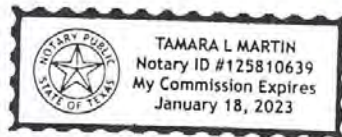
*I personally, and/or in my respective authority/capacity on behalf of my company/entity do hereby further acknowledge, agree and understand that as a participating vendor with Webb County, Texas on any active solicitation/proposal/qualification that I and/or my company/entity failure to comply with the Code of Ethics policy may result in my and/or my company/entity disqualification, debarment or make void my contract awarded to me, my company/entity by Webb County. I agree to communicate with the Purchasing Agent or his designees should I have questions or concerns regarding this policy to ensure full compliance by contacting the Webb County Purchasing Dept. via telephone at (956) 523-4125 or e-mail to the Webb County Purchasing Agent to [joel@webbcountytexas.gov](mailto:joel@webbcountytexas.gov).*

Executed and dated this 13<sup>th</sup> day of May, 2020.

Richard S. McNary  
Signature of Affiant

Richard S. McNary / Project Control of Texas, LLC  
Printed Name of Affiant/Company/Entity

SWORN to and subscribed before me, this 13<sup>th</sup> day May, 2020



Tamara L. Martin  
NOTARY PUBLIC, STATE OF TEXAS



PROOF OF NO DELINQUENT TAXES OWED TO WEBB COUNTY

Name Richard S. McNary owes no delinquent property taxes to Webb County.

Project Control of Texas, Inc. owes no property taxes as a business in Webb County.  
(Business Name)

Intega Group Limited owes no property taxes as a resident of Webb County.  
(Business Owner)

Richard S. McNary 5/13/2020  
Richard S. McNary

Person who can attest to the above information

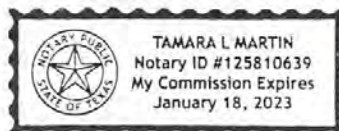
**\* SIGNED NOTORIZED DOCUMENT AND PROOF OF NO DELINQUENT TAXES TO WEBB COUNTY.**

The State of Texas  
County of Webb

Before me, a Notary Public, on this day personally appeared Richard S. McNary, know to me (or proved to me on the oath of \_\_\_\_\_) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 13 day of May 2020.

Notary Public, State of Texas



Tamara L. Martin  
Tamara L. Martin

(Print name of Notary Public here)

My commission expires the 13<sup>th</sup> day of May 2020







**ADDITIONAL REMARKS SCHEDULE**

|   |           |                                     |  |
|---|-----------|-------------------------------------|--|
| AGENCY<br>Aon Risk Services Southwest, Inc.         |           | NAMED INSURED<br>Raba Kistner, Inc. |  |
| POLICY NUMBER<br>See Certificate Numbe 570081706544 |           | EFFECTIVE DATE:                     |  |
| CARRIER<br>See Certificate Numbe 570081706544       | NAIC CODE |                                     |  |

**ADDITIONAL REMARKS**

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**  
**FORM NUMBER:** ACORD 25 **FORM TITLE:** Certificate of Liability Insurance

| INSURER(S) AFFORDING COVERAGE | NAIC # |
|-------------------------------|--------|
| INSURER                       |        |
| INSURER                       |        |
| INSURER                       |        |
| INSURER                       |        |

**ADDITIONAL POLICIES** If a policy below does not include limit information, refer to the corresponding policy on the ACORD certificate form for policy limits.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFFECTIVE DATE (MM/DD/YYYY) | POLICY EXPIRATION DATE (MM/DD/YYYY) | LIMITS              |             |
|----------|-------------------|-----------|----------|---------------|------------------------------------|-------------------------------------|---------------------|-------------|
|          | OTHER             |           |          |               |                                    |                                     |                     |             |
| A        | Env Contr Pol1    |           |          | 004242500     | 10/31/2019                         | 10/31/2020                          | Aggregate Limit     | \$1,000,000 |
|          |                   |           |          |               |                                    |                                     | Per Occurrenc Limit | \$1,000,000 |
|          |                   |           |          |               |                                    |                                     |                     |             |
|          |                   |           |          |               |                                    |                                     |                     |             |
|          |                   |           |          |               |                                    |                                     |                     |             |
|          |                   |           |          |               |                                    |                                     |                     |             |
|          |                   |           |          |               |                                    |                                     |                     |             |
|          |                   |           |          |               |                                    |                                     |                     |             |
|          |                   |           |          |               |                                    |                                     |                     |             |
|          |                   |           |          |               |                                    |                                     |                     |             |
|          |                   |           |          |               |                                    |                                     |                     |             |
|          |                   |           |          |               |                                    |                                     |                     |             |
|          |                   |           |          |               |                                    |                                     |                     |             |
|          |                   |           |          |               |                                    |                                     |                     |             |
|          |                   |           |          |               |                                    |                                     |                     |             |
|          |                   |           |          |               |                                    |                                     |                     |             |
|          |                   |           |          |               |                                    |                                     |                     |             |



AGENCY CUSTOMER ID: 570000081474

LOC #:

### ADDITIONAL REMARKS SCHEDULE

Page \_ of \_

|   |           |                                     |  |
|---|-----------|-------------------------------------|--|
| AGENCY<br>Aon Risk Services Southwest, Inc.         |           | NAMED INSURED<br>Raba Kistner, Inc. |  |
| POLICY NUMBER<br>See Certificate Numbe 570081706544 |           |                                     |  |
| CARRIER<br>See Certificate Numbe 570081706544       | NAIC CODE | EFFECTIVE DATE:                     |  |

**ADDITIONAL REMARKS**

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**  
**FORM NUMBER:** ACORD 25 **FORM TITLE:** Certificate of Liability Insurance

Additional Description of Operations / Locations / Vehicles:

Liability, professional Liability and workers' Compensation policies be cancelled before the expiration date thereof, the policy provisions will govern how notice of cancellation may be delivered to certificate holders in accordance with the policy provisions. The General Liability policy evidenced herein includes Contractual Liability.



17300 Henderson Pass, Suite 110  
San Antonio, Texas 78232

[www.projectcontrol.com](http://www.projectcontrol.com)