



Williamson County Headquarters

Project Architect
MarmonMok
ARCHITECTURE

Construction Manager
Chasco Constructors
Round Rock, TX

Executive Support
Chuck Glace, President
Charles King, Vice President & CFO
Craig Hunter, CPA Controller

Consultants / Engineers

Pre-Construction Team
Manager of Pre-Construction Services and Building Estimator
Scott Badgett
Civil Estimator
Rick Risener

- Estimates
- Budget
- Schedule
- Value Management
- Staging / Logistics
- Identify / Purchase Long-lead Items
- Pre-qualify Subcontractors
- Evaluate Constructability Issues

Construction Team
Project Manager
Bill Bambrick
Project Superintendent
Mark Lee
Safety Director
Jonathan Escalante

Subcontractors / Suppliers

- Site Management
- Schedule
- Cost Control
- Safety
- Punch List



Construction Manager-at-Risk RFP

Williamson County Headquarters

Statement of Qualifications – Section Three

1.7 STATEMENT OF QUALIFICATIONS

1.7.3 Section three: Provide information regarding the Project Manager's Experience/Qualifications with similar projects highlighting experience with construction manager at risk projects.

With more than 45 years as a construction professional, our proposed Project Manager, Bill Bambrick will bring to this project his experience as the CM-at-Risk Project Manager for many CMAR projects:

Williamson County Georgetown Annex
\$14,742,915



Celebration Church in Georgetown
\$20,262,624



Georgetown Recreation Center
\$11,448,005



Twin Lakes YMCA, Cedar Park
\$4,302,867



Twin Lakes YMCA Teen Center & Natatorium
\$3,762,176



Chasco Family YMCA Natatorium
\$5,269,358



Chasco Family YMCA Gymnasium
\$1,407,669



Hutto Family YMCAA
\$5,881,653



Lexus of Lakeway
\$21,283,209



Lexus of Austin
\$5,730,779



Victory Austin Church
\$6,022,558



Please refer to Bill Bambrick's resume' in **Appendix A** for more information on the projects.

Construction Manager-at-Risk RFP

Williamson County Headquarters

Statement of Qualifications – Section Four

1.7 STATEMENT OF QUALIFICATIONS

- 1.7.4 Section four: Provide information regarding the individuals on project teams experience with similar projects highlighting experience with construction manager at risk projects.

Chasco's proposed project team for the project is as follows:

- Scott Badgett – Vice President, Estimating and Preconstruction Services
- Rick Risener – Chief Estimator, Civil and Structural
- Bill Bambrick – Vice President, Sr. Project Manager
- Mark Lee – Project Superintendent
- Jonathon Escalante – Safety Director

Chasco's proposed support team for the project includes:

- Chuck Glace – President
- Charles King – Vice President & CFO
- Crag Hunter, CPA – Controller

Our proposed team has many years of experience with projects similar to the Williamson County Headquarters including many complex Construction Manager-at Risk projects. With more than 45 years as a construction professional, our proposed Project Manager, Bill Bambrick will bring to this project his experience as the CM-at-Risk Project Manager for the Williamson County Georgetown Annex, Celebration Church in Georgetown, the Georgetown Recreation Center, five of the YMCA facilities in Williamson County, Lexus of Lakeway as well as other CM-at-Risk projects in Central Texas.

Serving as Project Superintendent will be Mark Lee who was teamed with Mr. Bambrick on The Williamson County Georgetown Annex, Celebration Church in Georgetown, Lexus of Lakeway as well as numerous other auto dealership projects. His primary responsibilities will be overall site management, subcontractor management, management of Chasco self-performed work, field scheduling, quality control, and safety.

Scott Badgett, our estimator and manager of pre-construction services has over 45 years of estimating, project management and pre-construction experience in the central Texas market and has helped guide literally hundreds of projects from inception through successful final completion in his career. Examples of recent CM-at-Risk projects include the Williamson County Georgetown Annex, the Williamson County Expo Various Projects, the Williamson County Precinct One Annex and EMS Facility, the Texas A&M Health Science Center, The Georgetown Recreation Center, Round Rock Sports Center and all the YMCA of Williamson County building projects during the past 21 years.

Rick Risener, is a talented and experienced estimator, focusing on civil construction, site work, utilities and concrete. He is a tremendous asset to Chasco's CM-at-Risk program, allowing us to prepare accurate and detailed civil and concrete budgets and value management reviews in-house, without having to rely on subcontractors for those major budget components during the pre-construction phase of a project.

Assisting our project team will be Chuck Glace, president of Chasco, Charles King, vice president and CFO, Craig Hunter, CPA and our full time Safety Director, Jonathon Escalante.

Please refer to **Appendix A** for resume's on each team member.

Construction Manager-at-Risk RFP

Williamson County Headquarters

Statement of Qualifications – Section Five

1.7 STATEMENT OF QUALIFICATIONS

- 1.7.5 Section five: Provide information regarding the firm's demonstrated technical and management competence as a construction manager at risk on projects of similar size and complexity in Texas.

The best illustration of Chasco's **demonstrated** technical and management competence as a construction manager at risk are the comments we have received from owners, architects and engineers that we have worked with on CM-at-Risk projects of similar size and complexity. Just a few of these are:

Barbara L. Garrett, LEED AP – Owner's Representative – Celebration Church, Georgetown, TX

(Celebration Church on the Hill - \$20,262,625 and Victory Austin Church - \$6,022,558)

"During my 37 years in the industry, I can honestly say Chasco is one of the finest Construction Management partners I've had the pleasure of working with. Your integrity, honesty, and transparency, in addition to the obvious construction experience are what make Chasco special."

Nancy E. Dickey, MD - President, Texas A&M Health Center Vice Chancellor for Health Affairs, Texas A&M System

(Texas A&M Health Science Center – Round Rock - \$43,016,796)

" Words cannot express how much I appreciate all that you did to make the Round Rock project come to fruition. You and your team stepped up to make possible what seemed an insurmountable task. We are simply delighted with the process and the final product...a building that exceeds all expectations."

Terry Jones – Support Services Construction Manager, City of Georgetown, TX

(Georgetown Recreation Center - \$11,448,005)

"Chasco is the most organized, professionally staffed, intuitive and accommodating construction company I have ever had the pleasure of dealing with."

Jane Stansfeld, FAIA – J. Stansfeld & Associates, Architects

(Redeemer Presbyterian Church Classrooms and Multipurpose Building - \$5,866,596)

"I am happy to report that, for me, in all my over thirty years in this business, this has been the best construction project bar none. I especially appreciate the partnering approach, general attitude and on-site harmony generated by Chasco. So, a big thank you goes to the whole impressive Chasco team."

Marti Walsh - Director of Project Management, Texas Facilities Commission

(DPS Emergency Vehicles Operations Course and Support Facilities - \$27,275,898)

"It has been a great pleasure to work with Chasco Constructors on the Emergency Vehicle Operations Course and Vehicle Maintenance Facility project. This has truly been an exceptional project from beginning to end. In the many years of my construction experience, I don't remember a more rewarding project."

Brian Stillman - Round Rock Sports Center

(City of Round Rock - New Sports Complex - \$15,149,943)

"From pre-construction, through construction, and now in post-construction warranty work the Chasco team has been a valuable partner for the City of Round Rock and the Round Rock Sports Center. Their attention to detail and willingness to make necessary changes 'on-the-fly' was one of the main reasons why we, in our opinion, have one of the best facilities of our kind in the nation."

In addition, Chasco has earned 19 Outstanding Construction Awards from the Austin Chapter of the Associated General Contractors from 1991 through 2021, including three of the above listed projects.

Construction Manager-at-Risk RFP

Williamson County Headquarters

Statement of Qualifications – Section Six

1.7 STATEMENT OF QUALIFICATIONS

1.7.6 Section six: List and describe a maximum of 10 projects for which your firm has provided/is providing construction manager at risk services in the last ten years in Texas which are similar or more complex. For each of the listed projects, provide the following information: construction cost, completion date, approximate percentage of total cost of work that was self-performed. Owner's contact person and telephone number, and the name and telephone number of the project architect.

In the last ten years, Chasco has completed over \$350,000,000.00 of buildings in Central Texas that were constructed utilizing either negotiated agreements or construction management at risk. Ten (10) of these projects are:

- Williamson County Georgetown Annex - \$14,742,915.00
- Celebration Church on the Hill, Georgetown - \$20,262,625.00
- TSD Administration / Welcome Center and Early Learning Center - \$13,612,282.00
- Hill Country Christian School Multi-Purpose Athletic Center - \$6,208,549
- Hill Country Bible Church Steiner Ranch - \$6,579,478.00
- Lexus of Lakeway - \$21,293,209.00
- Round Rock Public Safety Training Center - \$25,544,123.00
- Texas A&M Health Science Center – Round Rock - \$43,016,796.00
- City of Round Rock - New Sports Complex - \$15,149,943.00
- Williamson County Precinct 1 Annex - \$6,269,580.00

Project profiles with the requested information on the listed projects are attached.

In addition to our skills and experience in managing CM-at-Risk projects, Chasco offers the added benefit of being a true constructor. We are not just a construction broker. We have the capability to self-perform demolition, excavation, site work and utilities as well as all site and structural concrete activities. We maintain a full-time work force of over 300 trained personnel and a substantial fleet of state-of-the-art earth moving and concrete construction equipment. The experience and resources Chasco can offer along with the flexibility to effectively manage and schedule those resources would substantially benefit Williamson County on this project.

The Williamson County Headquarters is an ideal project for Chasco to excel at because of the quantity of potential self-perform work. Chasco will seek to self-perform the site work, utilities, and concrete work on this project. We will submit our proposal(s) for any work to be self-performed in the same manner as all other subcontractors, in accordance with the appropriate Texas Government Codes and Williamson County purchasing requirements (Chasco will submit our proposals 24 hours in advance of the due date and time for other subcontractors). Refer to an outline of Chasco's Self-Perform Capabilities following the above project profiles

Williamson County Annex Georgetown, Texas

The Wilco Annex is a two story 60,000 SF office building for Williamson County, TX. The facility is located on a campus that includes the Child Advocacy Center, The Juvenile Justice Center, the Williamson County Emergency Operations Center and the Williamson Co. Animal Shelter.



The building site is situated on a sloping site of very fat clay, so the slab was constructed as a structural pan slab with drilled piers with a perimeter grade beam to provide a voided crawl space.

The two-story building is structural steel, and second floor is concrete on metal decking. The exterior of the building is finished with several different types of materials, including dimensional charcoal grey Lueders limestone and deep deck corrugated metal panels with a baked on Kynar finish and a vertical orientation. The low-slope roof is a 60 mil TPO with standing seam metal roofing at various accent locations. There are two machine room-less elevators and the main entry stairway has a decorative stainless-steel railing.

The JP courtroom includes the judge's bench, jury seating, court reporter and witness stands along with full gallery seating. At the rear of the site a separate pavilion was constructed. This includes a large storage room as well as a large covered area for outdoor lunches or breaks during nice weather. Chasco self-performed 27% of the project including all site work, utilities and concrete work on this project, which was completed on schedule and under budget.



Owner:
Williamson County
Dale Butler
Facilities Director
(512) 943-1609
dbutler@wilco.org

Architect:
KAH
Keith Hickman
512-255-9690
Keith@kaharchitects.com

Final Budget:
\$14,742,915.00

Completion Date:
January 2019

Celebration Church and Education Wing

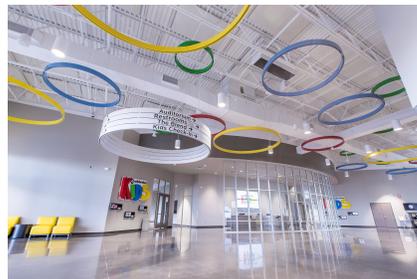
Georgetown, Texas

Celebration Church and Education Wing is a 90,000 SF building on a 109-acre site on top of a hill at the highest elevation in Williamson County. This location affords a spectacular 360-degree view of southern Williamson County. Chasco Constructors was selected to perform pre-construction phase services beginning at the schematic drawing phase and to assist the Owner in obtaining the best possible value available for their project. Chasco was also chosen to provide CM-at-Risk construction services for the project.

The main spaces of the building are divided into a 26,000 SF sanctuary, a 15,000 SF narthex/concourse and 30,000 SF of classrooms and childcare. The remaining footage is restrooms, offices, production facilities and storage. The childcare wing is divided into 25 different rooms. These rooms include cuddlers, crawlers, walkers and kindergarten through 5th grade. The 15,000 SF narthex/concourse provides plenty of space for church members to congregate and connect before and after church services



The church produces video recordings of their services at the Georgetown campus for re-broadcast to remote campuses located elsewhere in the city. To facilitate this type of production, state of the art audio, visual, and lighting were installed in the sanctuary. Also, as part of Chasco's activities on site, we constructed 39% of the project, including new parking lots, drives, utilities and ponds for storm detention, all site concrete and building concrete. All the work completed at the Celebration Church was subject to thorough value management reviews to maximize the facilities for the Owner. A true partnership with the design team, the Owner and Chasco has resulted in a project that was on budget, on schedule and in all, a great success for the entire project team.



Owner:
Celebration Church
Ms. Barbara L. Garrett, LEED AP
615-394-4977
barb@garrettconsultingservices.com

Architect:
Small Architects
Mr. Thomas Small, AIA / NCARB
405-840-1111x101
thomas@spacedesign.church

Original Budget:
\$19,970,254.00

Final Budget:
\$20,262,624.00

Completion Date:
January 2017

Texas School for the Deaf Administration and Welcome Center and Early Learning Center

Austin, Texas

The Texas School for the Deaf Administration and Welcome Center and Early Learning Center is a 25,000 SF educational and administrative building with conventional structural steel, masonry, stone, aluminum composite panels, curtainwall and TPO roof with all interior finishes and associated site work, utilities, and landscaping located on the Texas School for the Deaf Campus in Austin, Texas.



Chasco Constructors was selected to perform pre-construction services beginning at the schematic drawing phase and to assist the Owner in obtaining the best possible value available for their project as well as CM-at-Risk construction phase services for the project. Chasco self-performed 30% of the project including all site work, utilities, and concrete construction. The new building was designed to adhere to DeafSpace principles – a set of design concepts that recognize the unique human experience of deafness and encourage community building, personal safety, communication, and occupant well-being with a focus on the Deaf community. The Welcome Center and Early Learning Center design balances the different functional needs of public and educational spaces within one structure via skillful handling of the building massing to clearly denote the formal entry to the administrative areas separately from the semi-private entry to the classrooms.



Owner:
Texas School for the Deaf
Justin Wedel, MBA, ECFP, CTCM
Chief Financial Officer
512-462-5351
justin.wedel@tsd.state.tx.us

Architect:
McKinney York Architects
Al York, FAIA, RID
512-970-6405
ayork@mckinneyyork.com

Original Budget:
\$13,612,282.00

Final cost:
\$13,612,282.00

Completion Date:
December 2021

Hill Country Christian School – MAC Austin, Texas

The Hill Country Christian School MAC (Multi-purpose Athletic Center) is Phase 1 of a planned multi-phased school expansion. The building is a 22,183 SF Athletic Center with conventional structural steel & concrete tilt wall construction, masonry, stone, and TPO roof with all interior finishes and associated site work, utilities, and landscaping located in Cedar Park, Texas.

Chasco Constructors was selected to perform pre-construction services beginning at the schematic drawing phase and to assist the Owner in obtaining the best possible value available for their project as well as CM-at-Risk construction phase services for the project. Chasco self-performed performed 30 percent of the project, including utilities, concrete, and tilt wall construction. This new facility includes a 94-foot competition basketball court, two practice courts, locker rooms with showers, weight room, offices, gathering areas and a concession area. The gymnasium doubles as a meeting space and includes state of the art audio, and visual systems.



Owner:
Hill Country Christian School
Matt Donnowitz
Head of School
512-331-7036
mdonnowitz@hccsa.org

Architect:
Fields & Associates Architects
Chuck Fields, AIA
512-917-1636
cfields@fields-arch.com

Original Budget:
\$6,208,549.00

Final cost:
\$6,206,988.11

Completion Date:
July 2020

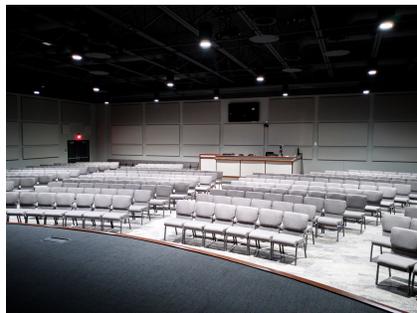
Hill Country Bible Church Steiner Ranch – Education Building

Austin, Texas

The Hill Country Bible Church Steiner Ranch Education Building is a 24,446 SF building constructed in the hill country west of Austin. The education building is phase one of a new church campus for this fast-growing church community. Chasco Constructors was selected to perform pre-construction phase services beginning at the schematic drawing phase and to assist the Owner in obtaining the best possible value available for their project as well as CM-at-Risk construction phase services for the project. Chasco self-performed 34% of the project, including all sitework, utilities, concrete and tilt wall construction. Being situated in the environmentally sensitive Lake Travis Watershed, an endangered species habitat and within the City of Austin ETJ, the site activities were carried out in phases and with all measures required to maintain the environment, the local neighborhood requirements and all City of Austin regulations. The building is a one-story steel framed structure with a tilt wall exterior, steel stud interior framing and TPO roof. Interior finishes consist of polished concrete carpet tiled floors Painted sheetrock partitions with wood trimmed accents and acoustical wall panels. The school's multi-purpose auditorium doubles as the church's worship space until the phase two sanctuary is constructed. State of the art audio, visual, and lighting are installed throughout the facility.



The HCBC Steiner Ranch Education Building is the second school project Chasco has constructed for Hill Country Bible Church. We also built the 115,000 SF three-story education wing for the main HCBC campus in Cedar Park, TX. A true partnership with the design team, the Owner and Chasco has resulted in a project that was on budget, on schedule and in all, a great success for the entire project team.



Owner:
HCBC – Steiner Ranch
Doug James, Pastor
512-468-0346
djames@hcbc.com

Architect:
HH Architects
Gary Kirchoff, AIA
972-404-1034
gkirchoff@hharchitects.com

Original Budget:
\$6,579,478.00

Final Budget:
\$6,579,478.00

Completion Date:
August 2019

Lexus of Lakeway

The Lexus of Lakeway project was an extremely high-end car dealership built in Lakeway, Texas. This is the first car dealership allowed to be built within the City of Lakeway. The project consisted of a three-level main building of 86,000 SF, an 11,000 SF carwash/make ready building with Chasco self-performed 35% of the project including all the associated site work, utilities, site and structural concrete.



Very high-end finishes were used throughout the interior and exterior of the project. On the interior “Blueprint matched” walnut veneer panels, porcelain floor tile, suspended Gordon ceilings, glass & stainless Viva railings and Lueders stone columns were used to stunning effect. On the exterior of the building the same Lueders stone veneer was used extensively. The building roof was charcoal grey Berridge standing seam.



The site was heavily landscaped with trees, shrubs, flowers and sod. This required a watering schedule that exceeded the watering restrictions imposed by the local water district. The solution was to drill two 800’ deep water wells and provided a 12,000 gallon above ground storage tank. This provided the owner with the ability to adequately water the site without having to purchase potable water from the water district or fall under any watering restrictions.

The carwash/make ready building was added to the project by change order several months after the original project had begun. This 11,000 SF building is separate from the main building. It was added later in the project as it was not completely designed or permitted when the main project began. Even with this late addition the carwash/make ready building was completed within the original project schedule timeline of 14 months.

Extreme weather during the last two months of construction presented an especially difficult challenge to the schedule. Twenty-seven days of rainfall followed by a flood event caused extensive damage to the lower level of the building as well as to the overall site. Despite this setback the project was turned over to the owner one week ahead of the original completion milestone.



Owner:

John Roberts Austin I, LP
Steven Walker
Phone # 512-970-6760
Steven_walker@me.com

Architect:

Castles Design
John Siemer, AIA
Phone # 713-664-7974 x 1311
jsiemer@castlesdesigngroup.com

Original Budget:

\$19,677,110

Final Cost:

\$21,293,209

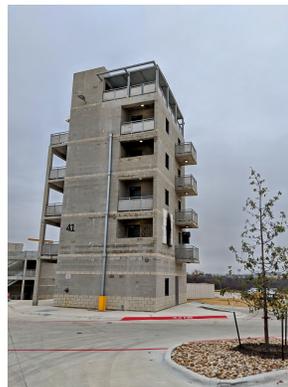
Completion Date:

June 2015

Round Rock Public Safety Training Center Round Rock, Texas

This \$26,000,000.00 project in Round Rock, TX consists of a 65,345 s.f. Police and Fire Administration/Training building with a 17,965 Firing Range, 32,000 s.f. of Police Urban Training Areas, 433,000 s.f. Fire Specialized Training areas and a Driving Skills pad.

The project is located on North Mays adjacent to the existing Police Headquarters in Round Rock, Texas. Chasco performed the project as the CM-at-Risk. The project consists of multiple buildings constructed of structural steel, tilt walls, and masonry with TPO, shingles and metal roofing. Chasco self-performed 31% of the project, including all utilities and all concrete construction. In addition to the firing range in main building, the project also includes numerous custom fabricated fire props to simulate live fire conditions for interior and exterior scenarios.



Owner:
The City of Round Rock
Mr. Chad McDowell
Director of General Services
512-218-5552
cmcdowell@roundrocktexas.gov

Architect:
Brinkley Sargent Architect
Denny Boles, AIA
512-610-4700
dboles@bsw-architects.com

Original GMP:
\$25,962,718.00

Final Contract Amount:
\$25,544,123.19

Completion Date: July 2018

Texas A&M - Health Science Center Round Rock, Texas

Chasco's scope included pre-construction estimating, value management, and scheduling under a fast track design program. Chasco served as the Construction Manager-at-Risk and also self performed all site work, utilities and site and structural concrete for Phase One of the Texas A&M Health Science Center and Medical School Round Rock Campus. The project includes classrooms, lecture halls, administration areas, public clinics, laboratories, and a simulated hospital training floor. The project included over \$2,300,000 of high-tech data, communications and audio/visual systems which allow real time simulated medical procedures integrated with lectures to be viewed in multiple lecture halls across the A&M Health Science and medical school system. This state-of-the-art facility is the first phase of A&M's new medical school in Round Rock and went from programming to move-in in only 20 months. Chasco self-performed 27% of the project including all site work, utilities and concrete work. The project earned the 2009 AGC Outstanding Construction Award for buildings in the \$30 - \$75 million category and was also awarded the Best Overall Project for 2009 in the Austin Business Journal's Best Real Estate Awards Contest.



Owner:
Texas A&M - Health Science Center
Ms. Rayellen Milburn
(979) 436-9204
RMilburn@tamu.edu

Architect:
GSC Architects
Mr. Tom Cornelius, AIA
(512) 433-2547
cornelius@gscarchitects.com

Project Budget:
\$42,694,651

Final cost:
\$ 43,016,796

Completion Date:
November 2009

Round Rock Sports Center *Round Rock, Texas*

The City of Round Rock chose Chasco to perform construction of their first large interior sports center. The project is located just west of I-35, north of West Old Settler's Blvd in Round Rock, TX. Chasco performed the project as the CM-at-Risk and also performed 25% of the project, including the mass excavation, site work, underground wet utilities and all concrete as low bidder.

Rock Sports Center is a 81,795 SF two story concrete tilt-wall structure with the first floor housing the sports court and support spaces. The main sports area spans 192 feet and is 325 feet long. The building construction includes dark exterior stone veneer, Exterior Insulating Finish System and metal panels over the concrete tilt-wall and a TPO roof. The interior finish is an exposed sandblasted finish on the concrete panels and burnished CMU. The upper



floor mezzanine houses bleacher platforms with stadium style seating for 672. The lower floor has 584 telescoping bleacher seats. Both the basketball and volleyball sports equipment hangs from the structure and is electrically controlled. The sports floor can house 6 high school basketball courts or 3 NCAA basketball courts or

12 volleyball courts. The main entry is a steel frame and glass enclosed lobby with ticket booth and check in area. The property is 22 acre redevelopment of an old lumber yard. The site has some covered parking, a separate family entertainment center and an outdoor plaza with benches and an informal stage for music.



Owner:

City of Round Rock
Contact: Mr. Chad McDowell
(512) 218-5552
cmcdowell@roundrocktexas.gov

Architect:

Marmon Mok Architecture
Mr. Greg Houston
(210) 223-9492
houston@MarmonMok.com

Original Budget:

\$14,527,295

Final Cost:

\$15,149,943

Completion Date:

December 2013



Williamson County Precinct 1 Annex & EMS/Sheriff Building Round Rock, Texas

The Williamson County Precinct 1 Annex Building houses the Precinct 1 offices for the Commissioner, Justice of the Peace, Tax Collection, Automobile License/Registration and Constable. The EMS/Sheriff Substation Building accommodates around the clock EMS Staff with a double Apparatus Bay for ambulances, as well as, a substation for local Williamson County Sheriff's Department Staff. The Annex Building is 27,660 SF and the EMS Building is 6,470 SF of finished space located in Round Rock, TX.



The project consisted of many different interior finishes including a formal Court Room, professional office space, kitchens/break rooms and dormitory style accommodations for the EMS staff. Exterior finishes consisted of EIFS and stone veneer with metal roofing. The buildings provide modern workspace for all employees utilizing the facilities.

Chasco Constructors was selected as the Construction Manager-at-Risk for this project based on qualifications and price. Chasco worked diligently with Williamson County and the design team to complete this new facility nearly two months ahead of schedule and more than \$400,000 under budget. Chasco utilized its proven Construction Management Program to move the project smoothly from pre-construction, into construction and through closeout with a satisfied client and design team. In addition, we performed 23% of the project cost with our own labor and equipment.



Owner:
Williamson County
Dale Butler
Facilities Director
(512) 943-1609
dbutler@wilco.org

Architect:
Moman Architects
Mr. John Moman
(512) 771-0596
john@momandesign.com

Original Budget:
\$6,745,126

Final Cost:
\$6,269,580

Completion Date:
March 2010

Chasco Self-Perform Capabilities
Site Construction



Chasco has 9 site work and excavation crews and 225 pieces of excavation equipment.

Utility Construction



Chasco has 9 Utility crews.

Concrete Construction

Chasco has 17 Concrete Crews

Chasco began as a concrete contractor in 1979. With one crew and a small amount of equipment, Chasco subcontracted concrete work for various General Contractors. From 1979 until today, with steady growth, Chasco now maintains a number of skilled concrete crews with the associated concrete equipment. While Chasco is well known as a General Contractor, fellow General Contractors continually subcontract us for their concrete work, speaking volumes about our quality and ability to perform. With over 300 field employees, we have the ability to construct projects of any size or complexity ranging from sidewalks to high-rise cast in place structures.



Construction Manager-at-Risk RFP

Williamson County Headquarters

Statement of Qualifications – Section Seven

1.7 STATEMENT OF QUALIFICATIONS

- 1.7.7 Section seven: Provide information regarding the firm's qualification, knowledge and experience with subcontractors in and around Central Texas.

Chasco has been working in the Central Texas marketplace for over 43 years and has established long-term relationships with numerous area subcontractors. Our estimating and pre-construction services department managers have spent their entire careers in the Central Texas marketplace and are knowledgeable of what subcontractors are available to work on a project of this scope as well as the availability of the subcontractors' workforces in the area. Chasco Constructors has well over 2,000 vendors and subcontractors in our current data base and we write more than \$50,000,000.00 in subcontracts and purchase orders annually to predominately local companies.

We engage with our subcontractors early on during the pre-construction and bid management phases as we develop bid packages that are suitable to subcontractor trade capabilities and continue our dialog with post bid scope evaluations and interviews. After subcontracts are executed and the project is underway, we have continuous interaction with subcontractors and vendors regarding submittals, schedules, safety, quality management, manpower, payments and other factors in the form of written communications and other documentation as well as regular scheduled progress meetings, pre-installation meetings and inspections.

Chasco routinely performs as a subcontractor for other general contractors on major building projects in Central Texas. This gives us a unique and valuable insight into the issues important to subcontractors as well as the business practices and management techniques practiced by local subcontractors from a subcontractor's perspective. This experience helps us to prepare scopes of work for the various trades that are the most efficient and cost effective for a given project and enables us to interact and communicate with our subcontractors more effectively and productively than other general contractors. Chasco has an excellent reputation for having a fair and reasonable subcontract agreement and for timely payment practices.

Chasco's thorough and effective subcontractor management process along with the experience and relationships we have with the subcontractors in Central Texas will be a tangible benefit to the Williamson County Headquarters project.

Construction Manager-at-Risk RFP

Williamson County Headquarters

Statement of Qualifications – Section Eight

1.7 STATEMENT OF QUALIFICATIONS

1.7.8 Section eight: Provide information regarding the firm’s history of completing projects on time and within budget.

On-Time Completion

Chasco Constructors has an outstanding track record for completing projects on or ahead of schedule. Our firm has never been assessed liquidated damages or any other type of penalty for late completion of a project.

Many of our projects have been completed ahead of schedule:

- The Williamson County Precinct 1 Annex & EMS/Sheriff Building, which was completed two months ahead of schedule
- The Round Rock Fire Station No. 7 which finished two months early
- The Lexus dealership of Austin which earned Chasco an early completion bonus.

Budget Management

Chasco has an established and proven process for generating accurate initial estimates at the onset of the pre-construction/design phase of a project and then assisting the design team and the Owner in adhering to the budgets and cost estimates as the project develops through the **Design Phase**, through **Bid Management** to establish the **GMP** and during the **Construction Phase** to control costs in the field.

Budget management and accurate cost estimating are integral to Chasco’s project management system and key factors in the many successful projects we have completed as a Construction Manager-at-Risk. Representative examples of Chasco’s ability to successfully establish and maintain project budgets from initial budget verification through completion of construction is illustrated with the following table:

	Initial Budget Estimate	Original GMP Contract	Contract at Completion
Wilco Georgetown Annex	\$ 15,489,002	\$ 14,919,081	\$ 14,742,915
RR Public Safety Training Center	\$ 29,123,983	\$ 25,962,718	\$ 25,544,123
RRISD Westside Transportation	\$ 7,502,779	\$ 6,834,182	\$ 6,720,690
Round Rock Sports Center	\$ 16,321,273	\$ 14,527,295	\$ 15,149,702 *
Wilco Precinct 1 Annex and EMS	\$ 7,891,279	\$ 6,745,126	\$ 6,269,580
A&M Health Science Center	\$ 42,272,816	\$ 42,301,744	\$ 43,016,796 **
Georgetown Recreation Center	\$ 11,755,238	\$ 11,757,640	\$ 11,457,640

* Includes \$650,000.00 in Owner requested upgrades

** Includes \$750,000 .00 in Owner requested upgrades

Prior to Owner requested upgrades, all the listed projects were completed below the Original GMP contract amounts and also below the original initial budgets prepared by Chasco.

Construction Manager-at-Risk RFP

Williamson County Headquarters

Statement of Qualifications – Section Nine

1.7 STATEMENT OF QUALIFICATIONS

1.7.9 Section nine: Provide information regarding your understanding of the project.

Chasco's CMAR team understands the Project to consist of a new approximately 144,503 sf four-story building located at the corner of SE Inner Loop and Southwestern Blvd. in Georgetown, TX. The budget for the Project is \$35,000,000.00. Expected construction duration is 550 calendar days with a desired completion of no later than December 2024. It may be possible to start civil and site work as early as June 2023 and 100% Construction Documents are proposed to be completed by September 2023.

The facility will serve as the new headquarters building for core County leadership and administrative functions. The Project includes all utilities, drainage, parking, roadways, structures, landscaping, and walkways necessary for building occupancy.

The Construction Manager-at-Risk responsibilities include, but are not limited to, the guaranteed maximum price estimate, the Project construction schedule, coordination of building trades on site, quality assurance, overall construction sequencing, and the acceptance of all structures by the County.

While design is still underway, we anticipate that the project will likely have a typical office building type of construction with either a slab on grade or suspended first floor slab (depending on the geotechnical evaluation of soils at the site) and a structural steel frame with concrete slabs on composite metal deck for floors two through four. The roof structure will be steel framed with metal deck, rigid insulation and either a TPO single ply roof or modified bitumen roof. We anticipate the exterior wall system to be mostly glass with some masonry. Interior partitions will be drywall and metal studs with varying wall finishes, comprised of durable materials consistent with a public facility and for the intended use of the various building occupants. Mechanical systems could be either a more traditional DX VAV (Direct Exchange Variable Air Volume) system with roof mounted equipment, or possibly a VRV (Variable Refrigerant Volume) system. It is possible that a Chilled Water mechanical system may be economical for a building of this size, but all the various mechanical systems should be reviewed for initial cost and operational cost considerations. Electrical and Special Systems will be likely be straightforward, with LED lighting and probable inclusion of a backup generator system, EV charging stations and options on data and cabling systems.

During the pre-construction period, Chasco, in a team effort with the Design Team and Owner, will review all fixed building systems and operating systems as part of our Value Management and Constructability review tasks to optimize all structural, architectural, mechanical and electrical components of the project to result in the maximum value for Williamson County.

Post Construction Support is as important as the Pre-Construction and Construction phase services. Chasco has an effective Warranty Management process to productively support the Owner throughout the warranty period to make sure that all issues are documented and tracked, followed up with, and resolved in an expedient and efficient manner.

Chasco Constructors served as the Construction Manager-at-Risk for the Williamson County Georgetown Annex and Precinct One Annex and EMS Facility in Round Rock. Having completed this facility ahead of schedule and under budget, we are familiar with the requirements of this type of facility and the necessary professional services required to construct an exceptional and successful project. We have worked with Marmon Mok Architecture, serving as the Construction Manager-at-Risk on the Round Rock Sports Facility and had an excellent relationship with them throughout the project.

Since the Williamson County Headquarters is to be delivered via the CMAR (Construction Manager-at-Risk) delivery method, Chasco will provide comprehensive Pre-Construction and Bid Management services in accordance with the Services outlined in Section 1.2.4 of the RFP.

RESUMÉ



Bill Bambrick

VP & Senior Project Manager

Education

Drake University 1976

University of Houston 1977

Austin Community College 1987

Work History and Background

Bill has over 45 years in the construction industry spending the last 34 years with Chasco Constructors. As Vice President and Senior Project Manager Bill has extensive experience in all areas of construction including commercial and industrial buildings, Class A office, site work, utilities, bridges, roads & heavy/highway and airport work. He is very experienced with alternative delivery methods including CMR and Design/Build.

Project Experience

- The Wilco Annex is a two story 60,000 SF office building for Williamson County, TX. The building is situated on a sloping site of very fat clay, so the slab was constructed as a structural pan slab with drilled piers with a perimeter grade beam to provide a voided crawl space. The two-story building is structural steel, the second floor is concrete on metal decking. The exterior of the building is finished with several different types of materials. There are two machine room-less elevators. The JP courtroom includes the judge's bench, jury seating, court reporter and witness stand along with full gallery seating. Included in the building are many areas that required high security with a wide assortment of protection, identification, surveillance and detection devices to ensure the safety of County employees and visitors. Chasco self-performed all site work, utilities and concrete work and the project was completed on schedule and under budget.



- Celebration Church is a new 90,000 SF church recently constructed in Georgetown, TX. The facility has large childcare wing of 60,000 SF. The remaining 30,000 SF of the building includes the narthex (entry/ vestibule) and sanctuary. The narthex includes a bookstore and the "Blend", a "bistro style" coffee service area that also serves premade snack items. The sanctuary accommodates seating for over 2,600 guests and incorporates a state-of-the-art audio/visual system. The project had a 13-month schedule, but was completed early, in 12 months, despite having over 40 rain days.



- Lexus of Lakeway, Austin, TX - The Lexus of Lakeway project was an extremely high-end car dealership built in Lakeway, Texas. This is the first car dealership allowed to be built within the City of Lakeway. The \$21 million project consisted of a three-level main building of 86,000 SF, an 11,000 SF carwash/make ready building and all the associated site work.



RESUMÉ (continued)

Bill Bambrick, VP & Senior Project Manager

- Chasco Family YMCA, Round Rock: 18,160 sf masonry and structural steel facility including an eight-lane junior Olympic indoor pool, therapy pool, hot tub, lazy river, vortex pool, water slide, splash pad, sauna, locker rooms with showers, family changing rooms and a 2,800-sf operable skylight. The project included demolition of a portion of the existing building while the remaining facility was operational.



- Georgetown Recreation Center, Georgetown, TX: 67,952 SF of new construction and renovation to the existing occupied and fully operational Rec. Center. Scope of work included a gymnasium, multi-purpose & meeting rooms, elevated track, indoor & outdoor pools with water features, restroom & shower facilities, site utilities, detention pond and concrete construction. CM-at-Risk delivery.



- Round Rock YMCA Gymnasium, Round Rock, TX: A 7,437 sf masonry and structural steel facility including full court and half court basketball goals, volleyball court and elevator. Total estimated project cost is \$1.2 Million. CM-at-Risk delivery.



- Twin Lakes YMCA, Cedar Park: A 36,400 sf tilt wall and structural steel facility including a gymnasium, work out facilities, locker rooms with showers, daycare, administrative offices and meeting rooms. The project also included an outdoor “fun pool” with many water features and a pool house. Parking facilities for the YMCA were simultaneously constructed under a separate contract with Williamson County. Combined project cost was \$5.3 Million. CM-at-Risk delivery.



- Hutto Family YMCA, Hutto, Texas: Chasco Constructors was the Construction Manager for the construction of the 30,000 sf Hutto Family YMCA facility in Hutto, Texas. The project consists of a natatorium, locker rooms, work out and aerobics areas as well as offices. Chasco provided a complete pre-construction program for this project to assist the YMCA and the City of Hutto with budgeting and constructability management in order to maximize the City's budget while allowing the project to achieve all of the original programming goals for both the City and the YMCA.



References

Mr. Jeff Andresen, CEO
YMCA of Greater Williamson County
512-801-7736

Ms. Susan McFarland, AIA
Susan McFarland, Architect
512-288-3001

Ms. Barbara Garrett
Garrett Consulting Services
615-394-4977

Tony Prete, PE
Waeltz & Prete, Inc.
512-505-8953

RESUMÉ



Mark Lee

Superintendent

Education

University of Oregon
1981

Work History and Background

Mark has a 37-year record of success overseeing all phases of commercial and residential construction projects. Projects have included churches, restaurants, office buildings and medical facilities. Mark works well with architects, subcontractors, suppliers and building officials to satisfy the expectations of the most discerning clients. He is dedicated to delivering the best in construction quality while adhering to all deadlines, specifications and budgets. Mark has been with Chasco for eight years.

Project Experience

- The Wilco Annex is a two story 64,000 SF office building for Williamson County, TX. The two-story building is structural steel, the second floor is concrete on metal decking. The exterior of the building is finished with several different types of materials. Chasco self-performed all site work, utilities and concrete work and the project was completed on schedule and under budget.
- Celebration Church is a 90,000 SF Church recently constructed in Georgetown, TX. The project had a 13-month schedule, but was completed early, in 12 months, in spite of having over 36 rain days. 2017 Outstanding Construction Award – Austin Chapter AGC.
- Lexus of Lakeway, Austin, TX - The \$21 million project consisted of an 86,000sf main building and an 11,000 SF carwash/make ready building and all the associated site work. 2015 Outstanding Construction Award – Austin Chapter AGC.



References

Jim Kuykendall, Executive Pastor
Celebration Church
(512) 763-3000 x 126

Mr. Steven Walker, Franchise Counselor
True Car
(512) 970-6760

Barbara Garrett, Owner
Garrett Consulting Services
615-394-4977

RESUMÉ



Scott Badgett

Vice President – Building Estimating / Pre-Construction Services

Education

University of Texas
BS, Civil Engineering

Work History and Background

Scott has over 45 years of solid construction management experience in commercial, institutional and industrial projects. His diverse background includes construction of high security and high-tech facilities, renovation and construction of healthcare facilities, churches, schools, office buildings, manufacturing and retail facilities. Experience includes Design/Build and fast-track projects, cast-in-place frame structures, pre-cast structures and tilt wall buildings. Scott's key responsibility is the coordination and management of the entire process from pre-construction through close-out. Scott has been with Chasco for nineteen years.

Project Experience

- Texas A&M Health Science Center – Phase I Texas A&M Health Science Center and Medical School Round Rock, TX – a \$42.3 million 164,000 SF 4-story building containing classrooms, lecture halls, administration areas, public clinics, laboratories, and a simulated hospital training floor. Chasco performed, all site work, utilities, and site/building concrete. CM-at-Risk delivery.
- The Wilco Georgetown Annex is a two story 60,000 SF office building for Williamson County, TX. The two-story building is structural steel, the second floor is concrete on metal decking. The exterior of the building is finished with several different types of materials. Chasco performed, all site work, utilities, and site/building concrete. CM-at-Risk delivery.
- Chasco Family YMCA, Round Rock: 18,160 sf masonry and structural steel facility including an eight-lane junior Olympic indoor pool, therapy pool, hot tub, lazy river, vortex pool, water slide, splash pad, sauna, locker rooms with showers, family changing rooms and a 2,800-sf operable skylight. The project included demolition of a portion of the existing building while the remaining facility was operational. Parking facilities for the YMCA were simultaneously constructed under the same contract. CM-at-Risk delivery.
- Williamson County Precinct 1 Annex and EMS Building – construction of 2 buildings with E.I.F.S. and stone veneer with complete interior finish out. Annex building was 27,660 SF and the EMS building was 6,470 SF. Project was completed early and under budget. (\$6.3 million CM-at-Risk delivery).



R E S U M É (continued)

Scott Badgett

Vice President – Building Estimating / Pre-Construction Services

- City of Round Rock Sports Center – Round Rock, TX – 80,000 square foot sports center with 6 basketball/12 volleyball courts and 9 multi-purpose rooms with seating for up to 1,700 fans. Chasco self-performed all site work, utilities, site concrete, building concrete and tilt wall panels for this project.



- Georgetown Recreation Center – Georgetown, TX – 67,952 SF of new construction and renovation to the exiting occupied and fully operational Rec. Center. Scope of work included a gymnasium, multi-purpose & meeting rooms, elevated track, indoor & outdoor pools with water features, restroom & shower facilities, site utilities, detention pond and concrete construction. CM-at-Risk delivery.



- Great Oaks Elementary School, Round Rock, Texas – 6.0 million, 70,000 SF elementary school for RRISD. Project included all site development, utilities and detention pond.
- Westwood High School Science Wing Addition, Round Rock, Texas – 5.5 million two-story addition to existing high school. Included pre-cast wall panels to match existing facility. Project was constructed in the middle of the occupied campus with minimal impact to ongoing operations.
- Lampasas Middle School, Lampasas, TX – \$6.0 million two-story middle school. Full cafeteria, gymnasiums and all related site facilities.

References

Mr. Bo Spencer, AIA
Spencer-Pierce Architecture, Inc.
512-388-0677

Mr. Dale Butler, Facilities Director
Williamson County, TX
512-943-1609

Mr. Jeff Andresen, President and CEO
YMCA Greater Williamson County
512-615-5530

R É S U M É



Rick Risener

Chief Civil Estimator

Education

Abilene Christian University

Work History and Background

Rick has over 20 years of experience in residential, commercial, airport, heavy highway and civil construction. Rick has worked on projects that vary from pedestrian, vehicular, and railway bridges, public and private roadways, concrete and earthen dams, public parks and trail systems, subdivision infrastructure, site and pipeline utilities, site grading and site concrete work, single building and strip retail, multi-story office and medical buildings, pre-cast and cast-in-place concrete garages, and custom home building. Rick has been with Chasco for thirteen years.

Project Experience

- Celebration Church is a new 90,000 SF church recently constructed in Georgetown, TX. The facility has large child care wing of 60,000 SF. The remaining 30,000 SF of the building includes the narthex (entry/ vestibule) and sanctuary. The narthex includes a book store and the "Blend", a "bistro style" coffee service area that also serves premade snack items. The sanctuary accommodates seating for over 2,600 guests and incorporates a state of the art audio/visual system.



- Lexus of Lakeway, Austin, TX - The Lexus of Lakeway project was an extremely high-end car dealership built in Lakeway, Texas. This is the first car dealership allowed to be built within the City of Lakeway. The \$21 million project consisted of a three-level main building of 86,000 SF, an 11,000 SF carwash/make ready building and all the associated site work.



- Twin Lakes YMCA Natatorium, Teen Center & Aerobics Room – Owner – The YMCA of Greater Williamson County – CM at Risk contract. This expansion is the second phase of a project initially built in 2004 and made possible by a partnership between Williamson County and the YMCA of Greater Williamson County. This phase added a natatorium, a teen center, an aerobics room and a Cardio Theater. The natatorium houses multiple indoor pools, including a main pool with lap lanes, a splash pad area for small children and a two-story waterslide for the larger kids. Additionally, a warm water therapy pool, a hot tub/spa and a dry sauna were installed for the adults to relax in.



R É S U M É (continued)

Rick Risener
Chief Civil Estimator

- Cedar Park Events Center, Cedar Park, TX – A 100,000 SF Multi-Function Sporting and Events Center. This project included the concrete foundation, upper level concrete slabs, equipment footings and foundations, and approximately 40 acres of site concrete with many areas that required special finishes. 
- Barton Creek Section 101 ACFT Treated Effluent Storage Pond, Austin, TX – This project included ten acres of construction within an environmentally sensitive area. A 2,350 LF all weather access road was built to the pond site. 35,000 CY of rock and over burden were excavated. Approximately 8,000 CY of the material was resized through a crushing operation and reused as select fill across the entire pond floor and behind the pond walls. The walls, ranging from 9' to 35' tall, surrounded the entire pond perimeter.
- Samsung T-Star Facility Operations Building, Austin, TX – This project consisted of constructing a new two-story concrete frame office and warehouse building with loading dock at the Samsung Semiconductor site in Austin, TX. Strict background checks and training are required for all Samsung projects.
- ABIA New Employee Parking Lot, Austin, TX – This \$7 million + project included construction of 703,800 SF of new parking lots at the existing Austin Bergstrom International Airport consisting of demolition of old Air Force structures, installation of 8" of lime treated subgrade, flex base and asphalt on the entire area, installation of 5 new Bus Shelters and 2 new Bench Canopy structures. Existing underground conditions created challenges on a daily basis.
- Kenney Fort Blvd., Round Rock, TX – In design for over 10 years, this project consisted of a 1.3-mile-long new section of roadway from Joe DiMaggio Blvd. to Forest Creek Blvd. in Round Rock. The project featured three bridges: an 800' long bridge over Brushy Creek, a shorter bridge over Chandler Creek, and a new railroad bridge for the Union Pacific Railroad. Some of the project challenges involved moving the Union Pacific mainline rail traffic to a shoofly detour. This allowed a new railroad bridge to be built on the mainline. Once the new railroad bridge was completed rail traffic was moved back onto the mainline and the shoofly detour was removed. Excavation then began under two existing bridges on Hwy 79. This was needed to extend the new Kenney Fort Blvd. under the highway and under the new rail bridge. The 24-month project was finished over two months ahead of schedule and was one of the largest road & bridge projects ever constructed by the City of Round Rock.

City of Residence: Austin, Texas

References

Mr. Antonio Prete
Waeltz & Prete, Inc.
(512) 505-8953
tony@w-pinc.com

Mr. Troy Jamail
HWA Parking/Strickland-Jamail
(512) 592-3277
troy.jamil@hwaparking.com

Mr. James Heironimus
NXP Semiconductors, Inc.
(512) 933-2104
james.heironimus@nxp.com

RESUMÉ



Jonathan Escalante, CSHO, CHST
Director of Health and Safety

Education

Universidad Valle Del Bravo, Mexico 2005

Work History and Background

Jonathan has over 10 years of Construction Safety Experience including road and building construction. As a Safety Specialist at Chasco, Jonathan has been responsible for updating, implementing and overseeing the company's safety and training program. Since beginning with Chasco, he has made revisions and updates to the Safety Manual, including: a new Accident Prevention Program, a new Substance Abuse Program & improved Accident Investigation procedures. He has also updated the SDS Manual, to merge the new GHS program and implemented a new Virtual Risk Manager Program that uses software for driver training & vehicle loss prevention. Employee training is a major concern at Chasco. Jonathan has created new training programs for new hire safety orientation, traffic control safety awareness, qualified signal & rigging training and general safety awareness for all of Chasco's employees. Due to all of these improvements, Chasco has seen lower Recordable Rates and an overall increase in safety awareness amongst its employees. Jonathan has been with Chasco for all ten years of his construction experience.

Training

CSHO (Certified Safety and Health Official)
500 OSHA Train the Trainers
510 OSH Standards
OSH311 Fall Protection
OSH521 Industrial Hygiene
PRT260 Cranes and Material Handling
OSH301 Excavation, Trenching and Soil Mechanics
CPR/FA Certified Trainer
PRT123 Scaffold Training
Flagger Training (Train the trainer)
OSH755 Accident Investigation
OSH301 Excavation, Trenching and Soil Mechanics

Project Experience

SH 130 - Lone Star Infrastructure. Hutto, Tx. (10/2005-8/2009)

Position: Safety Supervisor / HR Assistant **Project Value:** 1.6 Billion USD

Main activities:

- Responsible for day to day environmental health and safety related activity with a specific focus on reducing incident rates and workers comp.
- Develop and implement required Safety Programs and progressive disciplinary actions.

RESUMÉ (continued)

Jonathan Escalante

Safety Director

- Develop Safety incentive program
- Implement accident prevention program
- Field Safety Inspections
- Provide monthly reports to the Fluor Corporate Office, including accident investigations, injury summary reports (man-hours included) and project close out-forms.
- Accident investigation / Case manager
- Conduct Mass meetings, Safety talks.
- New Hire Safety Orientation
- Training such as: Fall Protection, Confined Space, Haz-Mat, Traffic Awareness
- Responsible for OSHA compliance and record keeping, Worker's Comp Issues
- Random Drug testing coordinator (DOT and Non-DOT)
- HR New hire orientation
- Minor HR duties such as: Terminations, spreadsheet, employee benefits.
- Coordinate office management and special projects with a high degree of efficiency.
- Manage capital purchases, direct vendor relations, generate and maintain equipment tracking records.

Construcciones del Panuco. Mexico (06/2002-09/2005)

Position: Safety Apprentice

Main activities:

- Protect Health and Safety of the employees as well as the company.
- Follow Safety Standards set by the Social Security Safety Regulation of the Mexican Institute.
- Safety inspections / investigations.
- Medical Case Management
- Safety Training to employees (adapted by OSHA 1926)
- Report all data of incidents / accidents to CEO monthly.

City of Residence: Leander, Texas

References

Mr. Ignacio Guerra
Fluor Daniel Ent.
(210) 273-1774

Brayan Loya
Fluor Daniel Ent.
(512) 769-4339

Larry Connelly
AGC of Austin
(512) 748-1830

RESUMÉ



Charles J. (Chuck) Glace, Jr.
President

Education

Central Michigan University / U.T. Austin

Work History and Background

Chuck has over 30 years of diversified construction experience. He has extensive background in concrete flatwork, structural concrete, tilt-wall, decorative concrete, excavation, and utility work. Chuck has complete responsibility for overall coordination of Chasco's operation. To him, the retention and advancement of individuals speaks directly to Chasco's success. Chuck is a driving force in the organization and training of Chasco's talent in both the office and the field. He provides ongoing leadership to the management team and to the self-perform operations, helping Chasco to provide better control and exceptional service to its customers. Chuck serves on the Board of the YMCA of Round Rock. He is also a board member of the American Concrete Institute, a member of the Construction Specifications Institute, the American Society of Concrete Construction, and the Associated General Contractors of America, and a Board member of The Round Rock Community Foundation.

Project Experience

- Texas A&M Health Science Center – Phase I Texas A&M Health Science Center and Medical School Round Rock, TX – a \$42.3 million 164,000 SF 4-story building containing classrooms, lecture halls, administration areas, public clinics, laboratories, and a simulated hospital training floor.



- Kenney Fort Blvd.
Owner - City of Round Rock, TX – Stipulated Sum/Unit Price contract. This project consisted of a 1.3-mile-long new section of roadway from Joe DiMaggio Blvd. to Forest Creek Blvd. in Round Rock, TX. The project featured three bridges, an 800' long bridge over Brushy Creek, a shorter bridge over Chandler Creek and a new



railroad bridge for the Union Pacific Railroad. The 24-month project was finished over two months ahead of schedule and was one of the largest road & bridge projects ever constructed by the City of Round Rock.

RESUMÉ (continued)

Charles J. (Chuck) Glace
President

- AMP Packaging Office and Manufacturing Facility, Round Rock, TX – Design/Build Contract for 58,000 SF tiltwall computer manufacturing facility. 
- Emergency Vehicles Operations Course – Owner - Texas Department of Public Safety – CM-at-Risk contract. Over 1,000,000 SF of concrete skills pads and 6.2 mile asphalt/concrete road track for vehicle skills and training. During construction of the original \$23.8 million-dollar project a \$3.7 million dollar change order was issued to construct a vehicle maintenance building. The project won the Gold Award for Industrial and Special Paving from the American Concrete Paving Association for 2010. Total project cost was \$27.5 Million. 
- Tellabs Operations, Round Rock, TX – 48,000 SF tiltwall manufacturing addition to the existing facility.
- Classic Toyota, Round Rock, TX – Construction of a new car sales building, body shop, parking, drives, new car display, and detention / filtration structures.
- Austin VA Hospital / Clinic, Austin, TX – 45,000 SF slab on grade with related site work.
- St. Philips Family Life Center, Round Rock, TX – 11,000 SF church facility, including worship areas, classrooms, elevated altar / stage, commercial food preparation, and childcare.
- Shoal Creek Bridge, Austin, TX – New 2-span bridge over Shoal Creek including channel work and slope protection to flood prone creek.
- Expo Business Park, Austin, TX – Two 124,000 SF concrete tiltwall buildings, including all site development and utility construction.

References

Mr. Mark Remmert
Chief Building Inspector
City of Round Rock
512-218-6600

Mr. Brent Jones, P.E.
Civil Engineer
Randall Jones Engineering
(512) 415-3012

Mr. Chad McDowell
General Services Director
City of Round Rock
(512) 671-2890

RESUMÉ



Charles R. King

CFO, Vice President, Secretary and Treasurer

Education

BBA in Accounting – Lamar University

CPA Certification – Texas Society of CPA's

Work History and Background

Charles has over 40 years experience as an entrepreneurial financial accountant. He began his career with a national accounting firm prior to joining a local CPA firm. As a partner in this firm, he was responsible for a wide array of tax and financial accounting engagements for small businesses and individuals. Subsequently, he spent 15 years as CFO of a multi-location, multi-franchise car dealership conglomerate. In this role he was responsible for the financial, treasury and IT functions.

At Chasco, Charles is responsible for the financial function, as well as strategic planning, tax issues and cash management.

References

Mr. Troy Voelker
McNery & Voelker
512-255-6940

Mr. Jeff Anderson
RSM Austin, CPA's
512-476-0717

RESUMÉ



Craig Hunter, CPA

Controller

Education

BA in Accounting, California State University, Stanislaus, 1985

Work History and Background

Craig has over 30 years of experience in various industries. He has been a Controller at a publishing company, a lodging company, a wholesale/retail company with over 800 locations, a national health food company, where he was a key member of starting the manufacturing subsidiary. He has over 20 years of experience in the construction industry as a Consultant and Controller. He has worked with companies ranging in size from \$12 million to well over \$100 million. Craig's duties at Chasco include overseeing the Accounting and Human Resources departments. He has been with Chasco for five years.

City of Residence: Austin, Texas

Construction Manager-at-Risk RFP

Williamson County Headquarters

Proposal

1.8 RESPONDENT'S SERVICES FOR THIS PROJECT

1.8.1 Provide a detailed list of all Preconstruction Services, Construction Phase Services and General Conditions you will provide to the Owner and the Architect/Engineer (A/E) on this Project.

As a minimum, Chasco will provide the following basic services:

Pre-construction

- Review in-progress design and construction documents
- Assist Architect with development of budget estimate
- Assist Architect with bid process and evaluating bids
- Prepare for temporary facilities
- Establish guidelines for services shared between contractors
- Obtain permits for construction
- Assist Architect with completion of construction documents
- Evaluate materials and equipment recommended for the Project

Administration

- Provide on-site job trailer, temporary fencing, temporary utilities, and other services as appropriate
- Schedule, conduct, and report with the Architect on weekly meetings with contractors
- Require safety programs and certificates of insurance from contractors
- Monitor and supervise safety programs of contractors verify compliance with laws and regulations
- Review all shop drawings and submittals from all contractors
- Keep records of all documents at the job site, including red line changes
- Organize, run, and keep minutes of all meetings with contractors

Construction Scheduling

- Complete anticipated Project schedule
- Review Owner's anticipated opening date and supervise construction schedule
- Sequence schedule to support contract documents and approved Project Schedule and recommend any necessary corrective actions
- Coordinate and expedite the ordering and delivery of materials, especially those requiring a long lead time
- Revise construction schedule as needed

Construction Cost

- Perform all work required in accordance with the Project Documents
- Complete accounting records of work performed on the Project
- Review all pay requests and process for payment through Architect
- Review and prepare summary application for payment based on the Contractors Certificate of Payment and material vendors' invoicing
- Coordinate change orders verify contractors' estimates as reasonable and accurate, secure Owner's approval before change order work is completed

Construction Administration

- Administer construction contracts prepared by the county
- Monitor performance of contractors
- Coordinate necessary testing services
- Coordinate interpretation of the meaning and intent of drawings and specifications and assist in resolution of questions
- Record progress of Project
- Compile all product data, samples, warranties Owner manuals, red line drawings, keys maintenance stock, extra materials and other information or materials to be provided to Owner
- Verify appropriate training and in-service has been provided by contractors for Owner
- Supervise contractors final testing and start-up of utilities operations systems and equipment
- Coordinate Project completion, punch lists, final payments, and substantial completion with Architect and Owner

Construction Manager-at-Risk RFP

Williamson County Headquarters

Proposal

Full Time On-Site Supervision

- Experienced Construction Field Superintendent on site daily, every workday, to monitor work and progress of the Project
- Manage contractor performance
- Visual inspections of workmanship and special inspections as needed to verify quality of work, and maintenance to specifications
- Written progress reports to Owner and Architect submitted weekly during contractor meetings
- Arrange for delivery and storage of all material purchased by Owner
- Monitor and enforce Owner construction conditions
- Coordinate contract scheduling, monitor contractor labor force, verify delivery of contractor materials

Disputes and Resolution

- Assist Owner and Architect with review and management of claims
- Mediate conflicts between Contractor and Owner, if necessary
- Mediate conflicts between Architect and Owner, if necessary

Project Close Out

- Observe testing and start-up of utilities and equipment
- Walk through and prepare "punch list" with Owner, Architect and consulting engineers
- Participate in final inspection with Owner and Architect
- Prepare equipment operational manuals and provide preventive maintenance plan
- Supervise completion of punch list items

Project Warranty

- Productively support the owner during the warranty period
- Follow up, track the issue and make sure it is resolved
- Check in with the Owner on a quarterly basis regarding warranty status and any issues
- Participate in the one-year walk through of the project to make sure that all systems and components are functioning as required

Chasco's Construction Management Program further describes our process and methodology of providing Preconstruction Services and Construction Phase Services for the Williamson County Headquarters Project.

Preconstruction Services:

Assist the design team to meet the owner's requirements

- Participate in design reviews with owner and design consultants at all phased submissions. Ensure that communication is interactive among all participants and clearly defined
- Cost to budget alignment. Coordinate closely with the design team from the commencement of design to ensure that the project stays within established budgets while giving maximum value to the owner. Design options shall be coordinated with Chasco's costing of means and methods to ensure least expensive detailing to meet the design intent
- Value management initiatives to offer alternatives for cost/benefit consideration. Major systems of building envelopes, structures, HVAC, roof, fire protection, etc., will be presented and prioritized with respect to their initial, operating, and long-term maintenance costs
- Address environmental issues as well as sustainability issues and processes to ensure that the project incorporates systems, controls and procedures that meet the project's goals and promotes environmental responsibility and the use of sustainable best practices

Construction Manager-at-Risk RFP

Williamson County Headquarters

Proposal

Cost Control During Design

- Initial budget verification and allocation estimate
- Update cost estimates at each design milestone
- Utilize subcontractor and supplier expertise and input
- Provide detailed scope narratives to define inclusions and clarifications in the initial and updated estimates

Value Management Analysis

- Review and cost analysis of fixed systems (Mechanical systems, building structure, roof, building skin, etc.) for best value
- Review and cost analysis of operating systems (MEP systems, conveying systems, food service, AV systems, etc.) for best value
- Assist the project team in selecting the most appropriate materials and systems for the project
- Address materials recommendations to achieve any LEED certification if required

Team Constructability Reviews of the Documents

- Review project documents at each design milestone
- Inspect documents for gaps, overlaps, omissions and clarity of detail
- Assist the design team in producing the highest quality, best-coordinated documents possible
- Address construction methodologies recommendations to achieve any required LEED certification

Design Phase Scheduling

- The initial schedule developed, and all subsequent updates will include the total project inclusive of all design phase activities, construction of the project, as well as closeout and warranty. Chasco will utilize Microsoft Project® to organize and develop our schedules. The total project schedule gives the project team an overview of the complete project, allowing for updates, reviews and approvals, completion of the design documents, purchasing, construction and owner occupancy.
- Based on input from the architect and design consultants we include time frames for completion of the project documents showing milestone dates for completion, review and approval of civil and site documents, design development phase documents, final construction documents and permitting as well as any time considerations required for LEED certification
- Time frames are identified for preparation, review and approval of cost estimates and for team constructability reviews
- Chasco will develop a bidder's construction schedule and this schedule will be made part of the bidding documents furnished to all prospective subcontractors
- Time frames for developing and issuing bid packages and receipt/review, approval and award of subcontracted work will be identified
- Long lead purchase items will be identified, and recommendations made for release for fabrication

Bid Management

- Develop trade specific bid packages for the work that will be performed by subcontractors that clearly defines the work to be performed by each subcontractor
- Hold pre-bid meetings to educate subcontractors and vendors about all issues concerning the project.
- Analyze subcontractor and vendor proposals for completeness of scope, full responsiveness and price
- Make formal recommendations to award subcontracts and purchase orders
- Prepare the Guaranteed Maximum Price (GMP)

Construction Manager-at-Risk RFP

Williamson County Headquarters

Proposal

Construction Phase Services:

Construction Phase Cost Control

- Project Cost Reports to track all labor, material, equipment and subcontractor costs for the project by cost code
- Copies of subcontractor pay applications when requested
- Copies of material invoices as required

Construction Phase Scheduling

- A detailed construction phase schedule will be developed utilizing the input of subcontractors and suppliers. Subcontractor and supplier input to the construction schedule improves the accuracy and credibility of the schedule and makes the schedule and subsequent updates a more valuable tool for the entire project team
- Short-term “look-ahead” schedules will be utilized to focus on immediate scheduling goals and requirements. The “look-ahead” schedules are used as a tool in weekly subcontractor meetings and are simplified “plain language” task lists that identify immediate day-by-day outlines of work to be accomplished over a two to three-week period
- The construction phase schedule will be updated on a regular basis so that all project team members are aware and involved with the progress of the project

Construction Phase Quality Control

▪ **Pre-Task Meetings**

As a portion of the pre-task meeting agenda, quality standards are reviewed. This final review clearly defines quality requirements. On large scopes of work, the product vendor representative may be required to attend the meeting

▪ **Daily Quality Reviews**

Chasco will review the work for quality during daily document compliance inspections. The Subcontractors are reminded that written quality control reports are forwarded to management at both their field and home office

▪ **LEED Management (if required)**

During construction, continually monitor all self performed work and subcontracted work to ensure that the required LEED materials, construction methods and documentation are in compliance

▪ **Independent Testing**

All procedures, notices, reports, routing and compliance reports are reviewed

▪ **Mock-Ups**

Design team members review and schedule the list of tasks that require mock-ups, which are reviewed and approved by Chasco, the design team and owner for use as a quality standard prior to subcontractors starting work

▪ **Onsite Inspections**

The full schedule of project inspections is reviewed, outlining responsibilities including punch lists. Subcontractors are required to develop and execute their own punch lists prior to calling for final inspections from Chasco

Construction Manager-at-Risk RFP

Williamson County Headquarters

Proposal

▪ Offsite Inspections

Procedures are outlined for inspecting major materials or equipment manufactured offsite. For large and/or complex components, most quality control issues occur prior to the equipment arriving on site inspections must be conducted off site to ensure compliance with project requirements and to avoid schedule delays

▪ “On-Going” Punch List

The concept of an “on-going” punch list helps Chasco to manage for quality during construction. Our ultimate goal is a “zero punch list” at completion and we strive continuously to achieve this goal

Site Management

▪ Site Utilization Plan

Chasco will develop a site utilization plan for the overall project and the various phases within the project. The site utilization plan will be developed with input from the owner and will outline phasing of the job, areas of work, access routes, fencing, barricades and other information required to ensure effective and coordinated construction and operations while emphasizing necessary requirements for the safety of all personnel and the general public. All construction procedures shall follow specifications and drawings to ensure safety of pedestrians, vehicular traffic and workers both within the construction site and during offsite construction work for streets, sidewalks and utilities. Chasco has extensive experience using specifications for public right-of-ways within Williamson County including barriers, traffic management plans, security and working hours.

Safety

- Safety is of primary concern at Chasco and that attitude will never be compromised
- Chasco employs a full time Safety Director to implement and enforce our written safety policies
- Develop and implement a site-specific safety program that includes protection of the general public as well as on-site personnel
- Every week, Chasco and each subcontractor will hold a safety meeting
- Chasco Constructors holds a company-wide safety meeting each month
- Chasco supervisory personnel regularly attend first aid and safety training classes and seminars sponsored by the Austin Chapter of the AGC to stay abreast of the latest safety equipment and techniques

Project Close-Out

- Project closeout is as important as other phases of the project
- Commit to achieving an efficient and timely closeout
- Plan for the completion of the project when we start construction
- Personnel training, operation and maintenance manuals and as-built documents to be prepared and turned over to the owner in a timely manner
- The goal of our entire project team is complete and unconditional acceptance of the project and the total satisfaction of our client
- Complete documentation and submission of any LEED requirements and work with LEED commissioning agent to obtain certification

Construction Manager-at-Risk RFP

Williamson County Headquarters

Proposal

Warranty Management

- Chasco Constructors continues to productively support the owner during the warranty period
- If any warranty issues develop only one call is necessary. Chasco will follow up, track the issue and make sure it is resolved
- Check in with the owner on a quarterly basis regarding warranty status and any issues
- Participate in the one-year walk through of the project to make sure that all systems and components are functioning as required

Reporting Systems

Chasco utilizes a number of management tools and reporting systems to keep the project team informed on all elements of quality, time and cost throughout the construction of the project. Examples are:

Project logs

- Daily Superintendent report
- Submittal logs
- RFI logs
- ASI logs

Schedules

- Updated construction phase schedules
- Look ahead schedules

Weekly project meeting minutes

- Action item status

Monthly project status report

- Executive summary
- Work completed/anticipated
- Recap of document logs
- Project financial status
- Updated schedule
- Project photos

Good business practices, proven management systems, effective communication, accurate and timely written documentation and a “win-win” approach can sum up Chasco Constructor’s project delivery plan for preconstruction and construction phase services and how we will work with Williamson County and the design team to successfully construct the new Williamson County Headquarters .